



Rizzetta & Company

# **Waterset Central Community Development District**

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**Financial Statements  
(Unaudited)**

**January 31, 2019**

**Prepared by: Rizzetta & Company, Inc.**

**[watersetcentralcdd.org](http://watersetcentralcdd.org)  
[rizzetta.com](http://rizzetta.com)**

















**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**

**Investment Summary**

**January 31, 2019**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2019</u>
US Bank Series 2018 Revenue	First American Government Oblig Fd CL Y	\$ 862,012
US Bank Series 2018 Reserve	First American Government Oblig Fd CL Y	559,406
	<b>Total Debt Service Fund Investments</b>	<b>\$ 1,421,418</b>
US Bank Series 2018 Construction	First American Government Oblig Fd CL Y	\$ 5,283,640
	<b>Total Capital Project Fund Investments</b>	<b>\$ 5,283,640</b>

**Waterset Central Community Development District**

Summary A/R Ledger

001 - General Fund

From 1/1/2019 Through 1/31/2019

<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	4,355.55
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	110,879.48
10/1/2018	Park Square Enterprises, LLC	168-19-06	<u>31,037.92</u>
		Total 001 - General Fund	<u>152,080.35</u>
Report Balance			<u><u>152,080.35</u></u>

**Waterset Central Community Development District**

Aged Payables by Invoice Date

Aging Date - 9/1/2018

001 - General Fund

From 1/1/2019 Through 1/31/2019

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Staples Advantage	9/15/2018	33901176349	Facility Supplies 09/18	69.93
Staples Advantage	9/28/2018	3391260146	Facility Supplies 09/18	(31.28)
Staples Advantage	9/28/2018	3391260147	Facility Supplies 09/18	(9.49)
Staples Advantage	9/28/2018	3391260148	Facility Supplies 09/18	(13.80)
Staples Advantage	9/28/2018	3391260149	Facility Supplies 09/18	(20.26)
Staples Advantage	11/3/2018	3395391550	Facility Supplies 11/18	65.90
Landscape Maintenance Professionals, Inc.	12/28/2018	139663	Pest Control 12/18	184.00
Waterset North CDD	12/31/2018	OMR1218-1	Security Services Cost Share 20% 12/18	1,314.83
Municipal Asset Management, Inc.	1/15/2019	0617114	Lease Payment on Fitness Equip 01/19	1,323.91
Castle Management, LLC	1/18/2019	PREIM01-18-19-198	Payroll Pay Period 12/29/18-01/11/19	2,005.55
Accurate Electronics Inc	1/21/2019	86519	Adjusted Back Door to Fitness Room to Close Properly 01/19	267.75
Landscape Maintenance Professionals, Inc.	1/31/2019	141110	Pest Control 01/19	175.00
TECO	2/4/2019	221003491596 01/19	7281 Paradiso Drive 01/19	2,568.38
TECO	2/4/2019	221003734730 01/19	7281 Paradiso Drive Pool Heater 01/19	639.48
TECO	2/4/2019	221004023737 01/19	7281 Paradiso Drive Pool Heater 01/19	35.64
			Total 001 - General Fund	8,575.54

**Waterset Central Community Development District**

Aged Payables by Invoice Date

Aging Date - 9/1/2018

300 - Capital Projects Fund

From 1/1/2019 Through 1/31/2019

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Erin McCormick Law, PA	2/5/2019	CR30 Erin	CR30 Series 2018	<u>4,355.20</u>
			Total 300 - Capital Projects Fund	<u>4,355.20</u>
Report Total				<u><u>12,930.74</u></u>

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

**Construction/COI Account Activity Through January 31, 2019**

<b>Inflows:</b>	<b>Debt Proceeds</b>	\$	14,706,718.54	
	<b>Underwriter Discount</b>		337,200.00	
			<b>Total Bond Proceeds:</b>	15,043,918.54
	<b>Interest Income</b>		139,256.28	
	<b>Transfers from Reserve Account</b>		5,736.78	
		<b>Total Inflows</b>	<b>\$</b>	<b>15,188,911.60</b>

**Outflows:**

Requisition Date	Requisition Number	Contractor	Amount	Status As of 01/31/19
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
			<b>Total COI</b>	
			<b>(532,375.00)</b>	
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, Inc.	(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
10/31/18	17	NNP Southbend II, LLC	(3,080,878.60)	Cleared

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

**Construction/COI Account Activity Through January 31, 2019**

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
12/01/18	22	NNP Southbend II, LLC	(5,773,835.99)	Cleared
12/01/18	23	VOID	VOID	VOID
12/14/18	Refund	Studio M Inc.	1,891.34	Cleared
12/31/18	24	Erin McCormick Law, PA	(9,030.00)	Cleared
12/31/18	25	Seminole Masonry, LLC	(47,968.05)	Cleared
12/31/18	26	Seminole Masonry, LLC	(7,954.90)	Cleared
01/31/19	27	BSB Design	(7,500.00)	Cleared
01/31/19	28	Ballenger & Company, Inc.	(567.50)	Cleared
01/31/19	29	Erin McCormick Law, PA	(3,990.00)	Cleared
01/31/19	30	Erin McCormick Law, PA	(4,355.20)	AP
<b>Total Requisitions:</b>			<b>(9,377,252.06)</b>	

**Total Requisitions and COI: (9,909,627.06)**

**Total Outflows: (9,909,627.06)**

**Construction/COI Account Balance at January 31, 2019 \$ 5,279,284.54**

**Wataset Central Community Development District**  
**Notes to Unaudited Financial Statements**  
**January 31, 2019**

**Balance Sheet**

1. Trust statement activity has been recorded through 01/31/19.
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 – Payments for Invoice #168-19-01 totaling \$40,797.66 were received in February 2019.