



Rizzetta & Company

Waterset North Community Development District

**Financial Statements
(Unaudited)**

April 30, 2019

Prepared by: Rizzetta & Company, Inc.

watersetnorthcdd.org

rizzetta.com

Waterset North Community Development District

Balance Sheet

As of 4/30/2019

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	Enterprise Fund	Total Governmental Funds	General Fixed Asset Account Group	General Long-Term Debt Account Group
Assets								
Cash In Bank	35,070	0	0	0	25,163	60,233	0	0
Cash On Hand	0	0	0	0	300	300	0	0
Investments	909,479	0	2,149,043	8,831	0	3,067,353	0	0
Investments - Reserves	0	116,323	0	0	0	116,323	0	0
Accounts Receivable	66,365	0	67,063	0	1,536	134,964	0	0
Accounts Receivable - Other	1,151	0	0	0	0	1,151	0	0
Prepaid Expenses	1,571	0	0	0	0	1,571	0	0
Deposits	18,681	0	0	0	500	19,181	0	0
Due From Other Funds	0	0	0	0	152	152	0	0
Amount Available in Debt Service	0	0	0	0	0	0	0	2,216,106
Amount To Be Provided Debt Service	0	0	0	0	0	0	0	14,478,894
Fixed Assets	0	0	0	0	0	0	55,787,373	0
Total Assets	1,032,316	116,323	2,216,106	8,831	27,651	3,401,227	55,787,373	16,695,000
Liabilities								
Accounts Payable	90,642	0	0	0	12,488	103,129	0	0
Retainage Payable	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0	0	0	0
Deposits	0	0	0	0	0	0	0	0
Due To Other Funds	152	0	0	0	0	152	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	0	16,695,000
Capital Lease Obligation	0	0	0	0	0	0	0	0
Total Liabilities	90,794	0	0	0	12,488	103,281	0	16,695,000
Fund Equity & Other Credits								
Beginning Fund Balance	357,023	62,953	1,845,881	6,247	7,835	2,279,938	55,787,373	0
Net Change in Fund Balance	584,500	53,370	370,226	2,584	7,328	1,018,008	0	0
Total Fund Equity & Other Credits	941,522	116,323	2,216,106	8,831	15,163	3,297,946	55,787,373	0
Total Liabilities & Fund Equity	1,032,316	116,323	2,216,106	8,831	27,651	3,401,227	55,787,373	16,695,000

See Notes to Unaudited Financial Statements

Waterset North Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 4/30/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	3,320	3,320	0.00%
Special Assessments					
Tax Roll	1,481,330	1,481,330	1,490,813	9,483	(0.64)%
Off Roll	31,451	31,451	31,451	0	0.00%
Contributions From Private Sources					
Developer Contributions	32,928	19,208	19,208	0	41.66%
Other Miscellaneous Revenues					
Miscellaneous	0	0	843	843	0.00%
Total Revenues	1,545,709	1,531,989	1,545,635	13,646	0.00%
Expenditures					
Legislative					
Supervisor Fees	9,600	5,600	4,200	1,400	56.25%
Financial & Administrative					
Administrative Services	4,800	2,800	2,800	0	41.66%
District Management	24,180	14,105	14,105	0	41.66%
District Engineer	2,364	1,379	0	1,379	100.00%
Disclosure Report	6,000	6,000	6,000	0	0.00%
Trustee Fees	7,000	7,000	7,621	(621)	(8.87)%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial & Revenue Collections	5,000	2,917	2,917	0	41.66%
Accounting Services	18,000	10,500	10,500	0	41.66%
Auditing Services	3,270	0	3,270	(3,270)	0.00%
Arbitrage Rebate Calculation	1,000	500	500	0	50.00%
Public Officials Liability Insurance	2,750	2,750	2,500	250	9.09%
Legal Advertising	500	292	0	292	100.00%
Dues, Licenses & Fees	525	175	911	(736)	(73.52)%
Miscellaneous Fees	0	0	500	(500)	0.00%
Website Hosting, Maintenance, Backup	2,100	1,225	1,225	0	41.66%
Legal Counsel					
District Counsel	20,000	11,667	18,424	(6,757)	7.88%
Security Operations					
Security Services and Patrols	70,000	40,833	32,881	7,952	53.02%
Electric Utility Services					
Utility Services	10,000	5,833	6,975	(1,142)	30.25%
Utility - Recreation Facilities	22,000	12,833	13,030	(197)	40.77%
Street Lights	75,000	43,750	960	42,790	98.71%

Waterset North Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 4/30/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Gas Utility Services					
Utility - Recreation Facilities	14,000	8,167	9,736	(1,569)	30.45%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	5,500	3,208	4,410	(1,201)	19.82%
Water-Sewer Combination Services					
Utility Services	8,000	4,667	3,576	1,091	55.30%
Utility - Reclaimed	15,000	8,750	10,396	(1,646)	30.69%
Stormwater Control					
Lake/Pond Bank Maintenance	5,000	2,917	1,097	1,820	78.06%
Aquatic Maintenance	47,520	27,720	28,855	(1,135)	39.27%
Wetland Monitoring & Maintenance	7,500	4,375	2,025	2,350	73.00%
Wetland Maintenance	5,000	2,917	0	2,917	100.00%
Aquatic Plant Enhancement	5,000	2,917	0	2,917	100.00%
Other Physical Environment					
General Liability Insurance	4,125	4,125	3,807	318	7.70%
Property Insurance	18,598	18,598	16,850	1,748	9.39%
Holiday Decorations	10,000	10,000	6,072	3,928	39.28%
Entry & Walls Maintenance	1,000	583	295	288	70.50%
Landscape Maintenance	700,000	408,333	416,262	(7,929)	40.53%
Irrigation Repairs	15,000	8,750	8,409	341	43.93%
Landscape Replacement Plants, Shrubs, Trees	35,000	20,417	19,918	499	43.09%
Landscape Mulch	85,000	49,583	60,280	(10,697)	29.08%
Field Operations	9,000	5,250	5,250	0	41.66%
Fire Ant Treatment	3,200	1,867	0	1,867	100.00%
Road & Street Facilities					
Sidewalk Repair & Maintenance	1,000	583	0	583	100.00%
Street Sign Repair & Replacement	3,000	1,750	0	1,750	100.00%
Parks & Recreation					
Management Contract	155,000	90,417	91,406	(990)	41.02%
Vehicle Maintenance	1,500	875	80	795	94.65%
Fitness Equipment Maintenance & Repairs	3,000	1,750	145	1,605	95.16%
Pest Control	1,500	875	1,739	(864)	(15.93)%
Pool Permits	1,000	0	0	0	100.00%
Facility A/C & Heating Maintenance & Repair	4,000	2,333	1,865	468	53.36%
Pool Service Contract	18,000	10,500	10,500	0	41.66%

See Notes to Unaudited Financial Statements

Waterset North Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 4/30/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Pool Repairs	8,000	4,667	2,582	2,085	67.72%
Maintenance & Repairs	10,000	5,833	13,046	(7,213)	(30.46)%
Telephone, Fax, Internet	11,940	6,965	7,107	(142)	40.47%
Clubhouse - Facility Janitorial Service	23,700	13,825	13,008	817	45.11%
Clubhouse - Facility Janitorial Supplies	3,000	1,750	926	824	69.14%
Window Cleaning	5,308	3,096	1,622	1,474	69.44%
Computer Support, Maintenance & Repair	500	292	0	292	100.00%
Security System Monitoring & Maintenance	3,500	2,042	1,249	792	64.30%
Furniture Repair/Replacement	4,000	2,333	0	2,333	100.00%
Clubhouse Miscellaneous Expense	3,000	1,750	4,956	(3,206)	(65.20)%
Trail/Bike Path Maintenance	1,500	875	0	875	100.00%
Playground Equipment & Maintenance	5,000	2,917	1,925	992	61.50%
Access Control Maintenance & Repair	2,500	1,458	10,720	(9,262)	(328.81)%
Athletic/Park Court/Field Repairs	1,500	875	0	875	100.00%
Office Supplies	2,000	1,167	92	1,075	95.40%
Facility Funding	106,474	62,110	62,110	0	41.66%
Contingency					
Miscellaneous Contingency	9,626	5,615	4,500	1,115	53.25%
Total Expenditures	<u>1,672,080</u>	<u>994,955</u>	<u>961,135</u>	<u>33,820</u>	<u>42.52%</u>
Excess of Revenue Over (Under) Expenditures	<u>(126,371)</u>	<u>537,034</u>	<u>584,500</u>	<u>47,466</u>	<u>562.52%</u>
Other Financing Sources (Uses)					
Carry Forward Fund Balance	126,371	126,371	0	(126,371)	100.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>663,405</u>	<u>584,500</u>	<u>(78,905)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	357,023	357,023	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>663,405</u></u>	<u><u>941,522</u></u>	<u><u>278,117</u></u>	<u><u>0.00%</u></u>

Waterset North Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2018 Through 4/30/2019

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	877	877	0.00%
Special Assessments				
Tax Roll	52,493	52,493	0	0.00%
Total Revenues	<u>52,493</u>	<u>53,370</u>	<u>877</u>	<u>1.67%</u>
Expenditures				
Contingency				
Capital Reserve	52,493	0	52,493	100.00%
Total Expenditures	<u>52,493</u>	<u>0</u>	<u>52,493</u>	<u>100.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>53,370</u>	<u>53,370</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>53,370</u>	<u>53,370</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	62,953	62,953	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>116,323</u></u>	<u><u>116,323</u></u>	<u><u>0.00%</u></u>

Wataset North Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund S2017

From 10/1/2018 Through 4/30/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	5,954	5,954	0.00%
Special Assessments				
Tax Roll	490,598	493,630	3,032	0.61%
Total Revenues	<u>490,598</u>	<u>499,584</u>	<u>8,986</u>	<u>1.83%</u>
Expenditures				
Debt Service				
Interest	270,598	136,924	133,674	49.39%
Principal	220,000	0	220,000	100.00%
Total Expenditures	<u>490,598</u>	<u>136,924</u>	<u>353,674</u>	<u>72.09%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>362,660</u>	<u>362,660</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>362,660</u>	<u>362,660</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	413,727	413,727	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>776,387</u></u>	<u><u>776,387</u></u>	<u><u>0.00%</u></u>

Waterset North Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund S2014

From 10/1/2018 Through 4/30/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	15,351	15,351	0.00%
Special Assessments				
Tax Roll	678,010	682,201	4,190	0.61%
Off Roll	26,601	26,601	0	0.00%
Total Revenues	<u>704,611</u>	<u>724,152</u>	<u>19,541</u>	<u>2.77%</u>
Expenditures				
Debt Service				
Interest	529,611	271,856	257,755	48.66%
Principal	175,000	430,000	(255,000)	(145.71)%
Total Expenditures	<u>704,611</u>	<u>701,856</u>	<u>2,755</u>	<u>0.39%</u>
Excess of Revenue Over (Under) Expenditures	0	22,296	22,296	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(14,730)	(14,730)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	7,566	7,566	0.00%
Fund Balance, Beginning of Period	0	1,432,154	1,432,154	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,439,720</u></u>	<u><u>1,439,720</u></u>	<u><u>0.00%</u></u>

Waterset North Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects Fund S2014

From 10/1/2018 Through 4/30/2019

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	137	137	0.00%
Total Revenues	<u>0</u>	<u>137</u>	<u>137</u>	<u>0.00%</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	12,283	(12,283)	0.00%
Total Expenditures	<u>0</u>	<u>12,283</u>	<u>(12,283)</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>(12,146)</u>	<u>(12,146)</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	14,730	14,730	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>2,584</u>	<u>2,584</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	6,247	6,247	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>8,831</u></u>	<u><u>8,831</u></u>	<u><u>0.00%</u></u>

Waterset North Community Development District

Statement of Revenues and Expenditures

400 - Enterprise Fund

From 10/1/2018 Through 4/30/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Other Miscellaneous Revenues					
Food	80,376	46,886	54,844	7,958	31.76%
Beverages	25,000	14,583	11,750	(2,833)	52.99%
Alcoholic Beverages	16,000	9,333	5,378	(3,955)	66.38%
Builder Relations	7,000	4,083	4,456	373	36.34%
Facility Funding	106,474	62,110	62,110	0	41.66%
Total Revenues	<u>234,850</u>	<u>136,996</u>	<u>138,538</u>	<u>1,543</u>	<u>41.01%</u>
Expenditures					
Financial & Administrative					
Bank Fees	8,000	4,667	6,092	(1,425)	23.85%
Dues, Licenses & Fees	500	250	277	(27)	44.60%
Miscellaneous Fees	100	58	0	58	100.00%
Parks & Recreation					
Management Contract	155,000	90,417	72,988	17,429	52.91%
Cafe Marketing & Consulting	1,000	583	1,065	(482)	(6.51)%
Maintenance & Repairs	2,500	1,458	2,063	(605)	17.46%
Facility Supplies	12,000	7,000	7,524	(524)	37.30%
Food	40,000	23,333	29,627	(6,294)	25.93%
Beverage	15,000	8,750	10,989	(2,239)	26.73%
Computer Support, Maintenance & Repair	250	146	503	(357)	(101.21)%
Office Supplies	500	292	81	210	83.73%
Total Expenditures	<u>234,850</u>	<u>136,954</u>	<u>131,210</u>	<u>5,744</u>	<u>44.13%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>42</u>	<u>7,328</u>	<u>7,287</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>42</u>	<u>7,328</u>	<u>7,287</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	7,835	7,835	0.00%
Fund Balance, End of Period	<u>0</u>	<u>42</u>	<u>15,163</u>	<u>15,122</u>	<u>0.00%</u>

Waterset North CDD
Investment Summary
April 30, 2019

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>April 30, 2019</u>
The Bank of Tampa	Business Money Market	\$ 248,409
The Bank of Tampa ICS Program:		
First National Bank of Omaha	Money Market	129,024
The Huntington National Bank	Money Market	245,403
United Bank	Money Market	245,403
Western Alliance Bank	Money Market	41,240
	Total General Fund Investments	\$ 909,479
The Bank of Tampa ICS Program:		
First National Bank of Omaha	Money Market	\$ 116,290
Western Alliance Bank	Money Market	33
	Total Reserve Fund Investments	\$ 116,323
US Bank Series 2014 Revenue	First American Treasury Obligation Fund Class Z	\$ 666,639
US Bank Series 2014 Reserve	First American Treasury Obligation Fund Class Z	722,638
US Bank Series 2014 Prepayment	First American Treasury Obligation Fund Class Z	4,275
US Bank Series 2017A-1 Reserve	First American Government Obligation Fund Class Y	173,793
US Bank Series 2017A-1 Prepayment	First American Government Obligation Fund Class Y	1,885
US Bank Series 2017A-2 Reserve	First American Government Obligation Fund Class Y	72,025
US Bank Series 2017 Revenue	First American Government Obligation Fund Class Y	507,788
	Total Debt Service Fund Investments	\$ 2,149,043
US Bank Series 2014 Acquisition & Construc	First American Treasury Obligation Fund Class Z	\$ 8,831
	Total Capital Project Fund Investments	\$ 8,831

Waterset North Community Development District

Summary A/R Ledger

001 - General Fund

From 4/1/2019 Through 4/30/2019

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2018	Hillsborough County Tax Collector	FY18-19	65,327.90
12/26/2018	Waterset Homeowners Association, Inc.	OMR1218-3	<u>1,036.65</u>
		Total 001 - General Fund	66,364.55

Waterset North Community Development District

Summary A/R Ledger

200 - Debt Service Fund S2017

From 4/1/2019 Through 4/30/2019

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2018	Hillsborough County Tax Collector	FY18-19	<u>20,895.30</u>
		Total 200 - Debt Service Fund S2017	20,895.30

Waterset North Community Development District

Summary A/R Ledger

201 - Debt Service Fund S2014

From 4/1/2019 Through 4/30/2019

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2018	Hillsborough County Tax Collector	FY18-19	28,877.48
10/1/2018	NNP - Southbend II, LLC	435-19-01	<u>17,290.62</u>
		Total 201 - Debt Service Fund S2014	46,168.10

Waterset North Community Development District

Summary A/R Ledger

400 - Enterprise Fund

From 4/1/2019 Through 4/30/2019

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
3/31/2019	NNP - Southbend II, LLC	Cafe0319-1	<u>1,535.55</u>
		Total 400 - Enterprise Fund	<u>1,535.55</u>
Report Balance			<u><u>134,963.50</u></u>

Waterset North Community Development District

Aged Payables by Invoice Date

Aging Date - 9/1/2018

001 - General Fund

From 4/1/2019 Through 4/30/2019

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Staples Advantage	9/28/2018	3391260143	Facility Supplies 09/18	(16.06)
Staples Advantage	9/28/2018	3391260144	Facility Supplies 09/18	(0.42)
Staples Advantage	9/28/2018	3391260145	Facility Supplies 09/18	(5.32)
De Lage Landen Financial Services, Inc.	3/23/2019	63003159	Cannon Copier Lease 03/19	334.00
Landscape Maintenance Professionals, Inc.	4/1/2019	142290	Monthly Landscape Maintenance 04/19	47,675.91
Accurate Electronics, Inc	4/2/2019	88558	Repair Ped Gate to Pool 04/19	553.50
Castle Management, LLC	4/12/2019	PREIM04-12-19-209	Payroll - Period 03/23/19-04/05/19	7,215.10
Castle Management, LLC	4/19/2019	JANIT-0419-001	Janitorial Services 01/19 - 04/19	7,082.64
Landscape Maintenance Professionals, Inc.	4/19/2019	142908	Irrigation Repairs 04/19	154.00
De Lage Landen Financial Services, Inc.	4/20/2019	63381222	Cannon Copier Lease 04/19	259.00
G4S Secure Solutions Inc.	4/21/2019	10446101	Security Services 04/15/19-04/21/19	1,116.08
Signa Digital Solutions Inc.	4/22/2019	AR-S219781	Color Copier Maintenance Contract XTD08126-01 04/19	208.76
Florida Reserve Study and Appraisal, Inc.	4/23/2019	04232019	Reserve Study 04/19	4,500.00
Castle Management, LLC	4/26/2019	PREIM04-26-19-210	Payroll - Period 04/06/19-04/19/19	6,272.46
Landscape Maintenance Professionals, Inc.	4/27/2019	143038	Irrigation Repairs 04/19	350.00
Landscape Maintenance Professionals, Inc.	4/27/2019	143039	Irrigation Repairs 04/19	350.00
G4S Secure Solutions Inc.	4/28/2019	10460758	Security Services 04/22/19-04/28/19	1,116.08
Payne Air Conditioning and Heating, Inc.	4/29/2019	633264	A/C Repair Parts & Service 04/19	15.00
Payne Air Conditioning and Heating, Inc.	4/29/2019	C16781	Preventative Maintenance 04/19	265.00
Landscape Maintenance Professionals, Inc.	4/30/2019	143252	Irrigation Repairs 04/19	175.00
Landscape Maintenance Professionals, Inc.	4/30/2019	143253	Irrigation Repairs 04/19	308.00
Landscape Maintenance Professionals, Inc.	4/30/2019	143257	Irrigation Repairs 04/19	154.00

Waterset North Community Development District

Aged Payables by Invoice Date

Aging Date - 9/1/2018

001 - General Fund

From 4/1/2019 Through 4/30/2019

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Landscape Maintenance Professionals, Inc.	4/30/2019	143411	Fertilize St Augustine, Bermuda, Bahia, & Zoysia 04/19	7,243.00
Landscape Maintenance Professionals, Inc.	4/30/2019	143412	Pest Control 04/19	1,475.00
Hillsborough County BOCC	5/1/2019	2901278101 4/19	7024 Sail View Lane 04/19	305.04
Hillsborough County BOCC	5/1/2019	4195480573 04/19	6500 Maiden Sea Drive 04/19	4.55
Synergy FL	5/1/2019	110707	Security Monitoring - Fitness Center 04/19	54.95
Tampa Electric Company	5/3/2019	Summary Bill 04/19	Summary Bill 04/19	3,085.25
CIMA Energy Solutions, LLC	5/8/2019	46419767	Gas Sales 04/19	391.04
			Total 001 - General Fund	90,641.56

Waterset North Community Development District

Aged Payables by Invoice Date

Aging Date - 9/1/2018

400 - Enterprise Fund

From 4/1/2019 Through 4/30/2019

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Castle Management, LLC	4/12/2019	PREIM04-12-19-209	Payroll - Period 03/23/19-04/05/19	4,535.48
Sysco West Coast Florida, Inc.	4/17/2019	WC 237473911	Cafe Food/Beverages/Supplies 04/19	988.71
Sysco West Coast Florida, Inc.	4/20/2019	WC 237480557	Supplies 04/19	94.99
Sysco West Coast Florida, Inc.	4/24/2019	WC 237487458	Cafe Food/Beverages/Supplies 04/19	1,002.97
Pepin	4/24/2019	WC 2752269	Cafe Beverages 04/19	137.00
Pepin	4/24/2019	WC 2752270	Cafe Beverages 04/19	50.00
Castle Management, LLC	4/26/2019	PREIM04-26-19-210	Payroll - Period 04/06/19-04/19/19	4,477.68
Florida Department of Revenue	4/30/2019	39-8015954075-8 04/19	Sales Tax Payable 04/19	1,200.68
			Total 400 - Enterprise Fund	12,487.51
Report Total				103,129.07

**Waterset North
Community Development District
Special Assessment Revenue Bonds- Series 2014**

Construction & Cost of Issuance Account Activity Through April 30, 2019

Inflows:	Debt Proceeds	\$	8,681,222.33
	Underwriters Discount		213,300.00
			8,894,522.33
	Interest Earnings		235.25
	Transfer from Revenue Account		12,726.82
	Transfer from Reserve Account		23,235.80
			8,930,720.20
		Total Inflows:	\$ 8,930,720.20

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status with Trustee As of 04/30/19
09/09/14	COI	Underwriters Discount	\$ (213,300.00)	Cleared
09/09/14	COI	Holland and Knight	(5,250.00)	Cleared
09/09/14	COI	Gray Robinson PA	(37,500.00)	Cleared
09/09/14	COI	Adams and Reese LP	(95,000.00)	Cleared
09/09/14	COI	Rizzetta & Company	(25,000.00)	Cleared
09/09/14	COI	Rizzetta & Company	(5,000.00)	Cleared
09/09/14	COI	Scarola & Associates Engineering	(12,808.87)	Cleared
09/09/14	COI	US Bank	(4,967.81)	Cleared
09/09/14	COI	Waterset North CDD	(2,532.19)	Cleared
09/09/14	COI	Feldman and Mahoney PA	(45,000.00)	Cleared
09/09/14	COI	Buchanan Ingersoll Rooney PC	(62,000.00)	Cleared
09/30/14	COI	Image Masters	(1,250.00)	Cleared
		Total COI Expenses:	(509,608.87)	
09/09/14	1	NNP Southbend II*	(6,279,122.58)	Cleared
09/23/14	2	Ballenger & Company, Inc.	(4,043.50)	Cleared
09/23/14	3	Buchanan Ingersoll & Rooney	(1,806.00)	Cleared
09/23/14	4	Cardno Entrix	(1,687.00)	Cleared
09/23/14	5	Ferguson Enterprises, Inc.	(1,060.00)	Cleared
09/23/14	6	LRK, Inc.	(3,300.00)	Cleared
09/23/14	7	RIPA & Associates, LLC	(341,314.29)	Cleared
09/23/14	8	RIPA & Associates, LLC	(568,585.59)	Cleared
09/23/14	9	Scarola & Associates Engineering	(5,468.11)	Cleared
09/25/14	10	Lee Te Kim	(137,821.86)	Cleared
09/25/14	11	Lee Te Kim	(15,313.54)	Cleared
09/26/14	12	Lee Te Kim	(36,527.53)	Cleared
09/26/14	13	Lee Te Kim	(51,301.54)	Cleared

**Waterset North
Community Development District
Special Assessment Revenue Bonds- Series 2014**

Construction & Cost of Issuance Account Activity Through April 30, 2019

09/26/14	14	Lee Te Kim	(59,866.25)	Cleared
09/30/14	15	Atlantic TNG, LLC	(31,008.07)	Cleared
09/30/14	16	Danielle Fence	(46,800.00)	Cleared
09/30/14	17	Ferguson Enterprises, Inc.	(27,763.74)	Cleared
09/30/14	18	XylemWater Solutions U.S.A., Inc.	(903.00)	Cleared
09/30/14	19	Atlantic TNG, LLC	(93,218.99)	Cleared
09/30/14	20	Buchanan Ingersoll & Rooney	(3,768.00)	Cleared
09/30/14	21	Ferguson Enterprises, Inc.	(76,512.35)	Cleared
09/30/14	22	Rinker Materials	(25,523.48)	Cleared
09/30/14	23	RIPA & Associates, LLC	VOID	VOID
09/30/14	24	RIPA & Associates, LLC	(180,859.01)	Cleared
09/30/14	25	Sunrise Landscape	(21,146.04)	Cleared
10/27/14	26	Ferguson Enterprises, Inc.	(37,600.13)	Cleared
10/27/14	27	Sunrise Landscape	(120,193.87)	Cleared
10/31/14	29	Atlantic TNG, LLC	(28,591.92)	Cleared
10/31/14	30	Metcalf Enterprises LLC	(8,960.00)	Cleared
10/31/14	33	Buchanan Ingersoll & Rooney	(9,312.00)	Cleared
10/31/14	34	XylemWater Solutions U.S.A., Inc.	(141,467.00)	Cleared
12/05/14	38	Cardno Entrix	(2,662.00)	Cleared
12/10/14	42	Norwell	(13,798.00)	Cleared
12/22/14	47	Cardno Entrix	(1,687.00)	Cleared
01/12/15	54	Scarola & Associates Engineering	(4,250.16)	Cleared
05/31/15	105	Crawford Signs	(1,140.00)	Cleared
05/31/17	239	Florida Natives Nursery	(1,200.00)	Cleared
05/31/17	240	Onsight Signage	(1,669.30)	Cleared
05/31/17	241	Florida Natives Nursey, Inc.	(1,200.00)	Cleared
08/31/17	245	Florida Natives Nursey, Inc.	(1,200.00)	Cleared
08/31/17	250	Ballenger & Company, Inc.	(1,112.50)	Cleared
11/30/17	253	Erin McCormick Law	(167.50)	Cleared
11/30/17	254	Florida Natives Nursey, Inc.	(1,200.00)	Cleared
11/30/17	258	Erin McCormick Law	(134.00)	Cleared
11/30/17	259	Onsight Signage	(716.00)	Cleared
05/31/18	276	Ballenger & Company, Inc.	(5,140.61)	Cleared
09/30/18	286	Ballenger & Company, Inc.	(1,770.00)	Cleared
09/30/18	287	Erin McCormick Law	(105.00)	Cleared
11/30/18	288	Erin McCormick Law	(3,115.00)	Cleared
11/30/18	289	Scarola & Associates Engineering	(1,366.69)	Cleared
02/28/19	290	Ballenger & Company, Inc.	(885.00)	Cleared
02/28/19	291	Ballenger & Company, Inc.	(5,310.00)	Cleared
03/31/19	292	Erin McCormick Law	(1,606.00)	Cleared

Total Requisitions: (8,412,280.15)

**Waterset North
Community Development District
Special Assessment Revenue Bonds- Series 2014**

Construction & Cost of Issuance Account Activity Through April 30, 2019

Total Outflows: (8,921,889.02)

Construction Account Balance at April 30, 2019 **\$ 8,831.18**

* Reimbursement to NNP Southbend II, LLC for the financing of construction of Waterset Phases 2C-1, 2C-2 and 2C-3 Improvements pursuant to Amended Construction and Funding Agreement dated September 5, 2014.

Waterset North Community Development District
Notes to Unaudited Financial Statements
April 30, 2019

Balance Sheet

1. Trust statement activity has been recorded through 04/30/19.
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 – Payment for Invoice #FY18-19 in the amount of \$45,921.49 was received in May 2019.
6. Debt Service Fund 200 – Payment for Invoice #FY18-19 in the amount of \$14,688.11 was received in May 2019.
7. Debt Service Fund 201 – Payment for Invoice #FY18-19 in the amount of \$20,299.07 was received in May 2019.