

2018



# VENTANA

COMMUNITY DEVELOPMENT DISTRICT

**FISCAL YEAR 2018**  
FINAL ANNUAL OPERATING BUDGET

AUGUST 3, 2017

---



# VENTANA

COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2018 FINAL ANNUAL OPERATING BUDGET

### TABLE OF CONTENTS

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
I.	BUDGET INTRODUCTION .....	1
II.	FISCAL YEAR 2017 BUDGET ANALYSIS.....	2
III.	FINAL OPERATING BUDGET.....	3
IV.	GENERAL FUND 001 DESCRIPTIONS.....	4
V.	DEBT SERVICE FUND.....	7
VI.	SCHEDULE OF ANNUAL ASSESSMENTS .....	8

AUGUST 3, 2017

# VENTANA

## COMMUNITY DEVELOPMENT DISTRICT

### BUDGET INTRODUCTION

#### **Background Information**

The Ventana Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2018, which begins on October 1, 2017. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2016 Capital Improvement Revenue Bonds

#### **Facilities of the District**

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

#### **Maintenance of the Facilities**

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

# VENTANA

## COMMUNITY DEVELOPMENT DISTRICT

	10/1/2016 - 1/31/2017	PROJECTED EXPENDITURES THROUGH 9/30/2017	FISCAL YEAR 2017 BUDGETED EXPENDITURES	Over/(Under) Budget Through 09/30/17
<b>Revenues</b>				
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES)</b>				
Developer Contributions	0.00	53,769.04	366,475.00	312,705.96
<b>TOTAL REVENUES</b>	<b>\$0.00</b>	<b>\$53,769.04</b>	<b>\$366,475.00</b>	<b>\$312,705.96</b>
<b>EXPENDITURES</b>				
<b>FINANCIAL &amp; ADMINISTRATIVE</b>				
District Manager	3,000.00	45,000.00	45,000.00	0.00
District Engineer	1,000.00	2,908.25	25,000.00	22,091.75
Disclosure Report	0.00	0.00	5,000.00	5,000.00
Trustee Fees	0.00	0.00	9,500.00	9,500.00
Auditing Services	0.00	0.00	6,500.00	6,500.00
Postage, Phone, Faxes, Copies	34.54	51.81	1,200.00	1,148.19
Public Officials Insurance	1,617.21	2,425.82	2,100.00	(325.82)
Legal Advertising	731.29	1,984.38	2,000.00	15.62
Bank Fees	103.10	154.65	250.00	95.35
Dues, Licenses, & Fees	0.00	0.00	175.00	175.00
Office Supplies	0.00	69.84	250.00	180.16
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$6,486.14</b>	<b>\$52,594.75</b>	<b>\$96,975.00</b>	<b>\$44,380.26</b>
<b>LEGAL COUNSEL</b>				
District Counsel	271.50	1,174.30	16,500.00	15,325.71
<b>TOTAL LEGAL COUNSEL</b>	<b>\$271.50</b>	<b>\$1,174.30</b>	<b>\$16,500.00</b>	<b>\$15,325.71</b>
<b>ELECTRIC UTILITY SERVICES</b>				
Electric Utility Services	0.00	0.00	66,500.00	66,500.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$66,500.00</b>	<b>\$66,500.00</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>				
Garbage Collection	0.00	0.00	2,000.00	2,000.00
<b>TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,000.00</b>	<b>\$2,000.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>				
Water Utility Services	0.00	0.00	17,000.00	17,000.00
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$17,000.00</b>	<b>\$17,000.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>				
Property & Casualty Insurance	0.00	0.00	7,500.00	7,500.00
Waterway Management Program	0.00	0.00	40,000.00	40,000.00
Landscape Maintenance-Contract	0.00	0.00	80,000.00	80,000.00
Landscape Maintenance-Other	0.00	0.00	10,000.00	10,000.00
Plant Replacement Program	0.00	0.00	5,000.00	5,000.00
Irrigation Maintenance	0.00	0.00	5,000.00	5,000.00
Pool Maintenance	0.00	0.00	10,000.00	10,000.00
Club Facility Maintenance	0.00	0.00	10,000.00	10,000.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$167,500.00</b>	<b>\$167,500.00</b>
<b>TOTAL EXPENDITURES</b>	<b>6,757.64</b>	<b>53,769.04</b>	<b>366,475.00</b>	<b>312,705.96</b>

## FISCAL YEAR 2017 BUDGET ANALYSIS

# VENTANA

## COMMUNITY DEVELOPMENT DISTRICT

	FISCAL YEAR 2017 BUDGETED EXPENDITURES	PROJECTED EXPENDITURES THROUGH 9/30/2017	Over/(Under) Budget Through 09/30/17	Fiscal Year 2018 Final Operating Budget	Increase / (Decrease) from FY 2017 to FY 2018
<b>Revenues</b>					
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES)</b>					
Developer Contributions	366,475.00	53,769.04	312,705.96	366,475.00	0.00
<b>TOTAL REVENUES</b>	<b>\$366,475.00</b>	<b>\$53,769.04</b>	<b>\$312,705.96</b>	<b>\$366,475.00</b>	<b>\$0.00</b>
<b>EXPENDITURES</b>					
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	45,000.00	45,000.00	0.00	45,000.00	0.00
District Engineer	25,000.00	2,908.25	22,091.75	25,000.00	0.00
Disclosure Report	5,000.00	0.00	5,000.00	5,000.00	0.00
Trustee Fees	9,500.00	0.00	9,500.00	9,500.00	0.00
Auditing Services	6,500.00	0.00	6,500.00	6,500.00	0.00
Postage, Phone, Faxes, Copies	1,200.00	51.81	1,148.19	1,200.00	0.00
Public Officials Insurance	2,100.00	2,425.82	(325.82)	2,100.00	0.00
Legal Advertising	2,000.00	1,984.38	15.62	2,000.00	0.00
Bank Fees	250.00	154.65	95.35	250.00	0.00
Dues, Licenses, & Fees	175.00	0.00	175.00	175.00	0.00
Office Supplies	250.00	69.84	180.16	250.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$96,975.00</b>	<b>\$52,594.75</b>	<b>\$44,380.26</b>	<b>\$96,975.00</b>	<b>\$0.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	16,500.00	1,174.30	15,325.71	16,500.00	0.00
<b>TOTAL LEGAL COUNSEL</b>	<b>\$16,500.00</b>	<b>\$1,174.30</b>	<b>\$15,325.71</b>	<b>\$16,500.00</b>	<b>\$0.00</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	66,500.00	0.00	66,500.00	66,500.00	0.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$66,500.00</b>	<b>\$0.00</b>	<b>\$66,500.00</b>	<b>\$66,500.00</b>	<b>\$0.00</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	2,000.00	0.00	2,000.00	2,000.00	0.00
<b>TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES</b>	<b>\$2,000.00</b>	<b>\$0.00</b>	<b>\$2,000.00</b>	<b>\$2,000.00</b>	<b>\$0.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	17,000.00	0.00	17,000.00	17,000.00	0.00
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$17,000.00</b>	<b>\$0.00</b>	<b>\$17,000.00</b>	<b>\$17,000.00</b>	<b>\$0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Property & Casualty Insurance	7,500.00	0.00	7,500.00	7,500.00	0.00
Waterway Management Program	40,000.00	0.00	40,000.00	40,000.00	0.00
Landscape Maintenance-Contract	80,000.00	0.00	80,000.00	80,000.00	0.00
Landscape Maintenance-Other	10,000.00	0.00	10,000.00	10,000.00	0.00
Plant Replacement Program	5,000.00	0.00	5,000.00	5,000.00	0.00
Irrigation Maintenance	5,000.00	0.00	5,000.00	5,000.00	0.00
Pool Maintenance	10,000.00	0.00	10,000.00	10,000.00	0.00
Club Facility Maintenance	10,000.00	0.00	10,000.00	10,000.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$167,500.00</b>	<b>\$0.00</b>	<b>\$167,500.00</b>	<b>\$167,500.00</b>	<b>\$0.00</b>
<b>TOTAL EXPENDITURES</b>	<b>366,475.00</b>	<b>53,769.04</b>	<b>312,705.96</b>	<b>366,475.00</b>	<b>0.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**FISCAL YEAR 2018**  
FINAL ANNUAL OPERATING BUDGET

# VENTANA

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### Financial & Administrative

##### District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

##### District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

##### Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

##### Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

##### Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

##### Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

##### Miscellaneous Administration

This is required of the District to store its official records.

##### Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

##### Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

##### Bank Fees

The District operates a checking account for expenditures and receipts.

##### Dues, Licenses & Fees

The District is required to file with the County and State each year.

**FISCAL YEAR 2018**  
FINAL ANNUAL OPERATING BUDGET

# VENTANA

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### Miscellaneous Fees

To provide for unbudgeted administrative expenses.

#### Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

#### Office Supplies

Cost of daily supplies required by the District to facilitate operations.

#### Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

#### Website Administration

This is for maintenance and administration of the District's official website.

#### Capital Outlay

This is to purchase new equipment as required.

#### Legal Counsel

##### District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

#### Electric Utility Services

##### Electric Utility Services

This item is for street lights, pool, recreation facility and other common element

#### Garbage/Solid Waste Control Services

##### Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

#### Water-Sewer Combination Services

##### Water Utility Services

This item is for the potable and non-potable water used for irrigation.

#### Other Physical Environment

##### Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

##### Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

##### Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

# VENTANA

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Landscape Maintenance**

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

#### **Miscellaneous Landscape**

This item is for any unforeseen circumstances that may affect the appearance of the landscape program.

#### **Plant Replacement Program**

This item is for landscape items that may need to be replaced during the year.

#### **Property Taxes**

This item is for property taxes assessed to lands within the District.

#### **Irrigation Maintenance**

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

#### **Pool Maintenance**

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

#### **Clubhouse Maintenance**

This item provides for operations, maintenance, and supplies to the District's Amenity Center.



# VENTANA

COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND

### REVENUES

CDD Debt Service Assessments	\$	-
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>-</b>

### EXPENDITURES

Series 2017 November Bond Principal Payment	\$	-
Series 2017 May Bond Interest Payment	\$	-
Series 2017 November Bond Interest Payment	\$	-
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>-</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2017	\$	-
Principal Payment Applied Toward Series 2017 Bonds	\$	-
<b>Bonds Outstanding - Period Ending 11/1/2018</b>	<b>\$</b>	<b>-</b>

\*\*Assessment totals to be determined upon the issuance of bond debt

# VENTANA

COMMUNITY DEVELOPMENT DISTRICT

## SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	EBU Value	Unit Count	Debt Service Per Unit <sup>(1)</sup>	O&M Per Unit	FY 2018 Total Assessment
<b>Single Family 40'</b>	1.00	208	\$1,041.67	\$489.66	<b>\$1,531.32</b>
<b>Single Family 50'</b>	1.25	271	\$1,302.08	\$538.62	<b>\$1,840.71</b>
<b>Single Family 60'</b>	1.50	255	\$1,562.50	\$587.59	<b>\$2,150.09</b>

<sup>(1)</sup> Estimated Debt Service Assessments subject to change.

**FISCAL YEAR 2018**  
FINAL ANNUAL OPERATING BUDGET