

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2018



Meritus Districts
2005 Pan Am Circle ~ Suite 120 ~ Tampa, FL 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Ventana CDD

Balance Sheet

As of 12/31/2018
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2018	Capital Projects Fund - Series 2018	General Fixed Assets	General Long-Term Debt	Total
Assets						
Cash--Operating Account (Suntrust)	2,971	0	0	0	0	2,971
Investment-Revenue 2018 (6000)	0	3,480	0	0	0	3,480
Investment-Interest 2018 (6001)	0	406,178	0	0	0	406,178
Investment-Reserve 2018 (6003)	0	798,863	0	0	0	798,863
Investment-Construction 2018 (6005)	0	0	2,462,053	0	0	2,462,053
Investment-Amenity 2018 (6006)	0	0	5,003,452	0	0	5,003,452
Investment-Cost of Issuance 2018 (6007)	0	0	0	0	0	0
Accounts Receivable	19,751	0	0	0	0	19,751
Accounts Receivable - Other	(19,751)	0	0	0	0	(19,751)
Prepaid items	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid D & O Insurance	0	0	0	0	0	0
Construction Work in Progress	0	0	0	6,385,899	0	6,385,899
Amount To Be Provided-Debt Service	0	0	0	0	16,430,000	16,430,000
Total Assets	2,971	1,208,521	7,465,505	6,385,899	16,430,000	31,492,896
Liabilities						
Accounts Payable	3,225	0	0	0	0	3,225
Accounts Payable-Other	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Revenue Bonds Payable - 2018	0	0	0	0	16,430,000	16,430,000
Total Liabilities	3,225	0	0	0	16,430,000	16,433,225
Fund Equity & Other Credits						
Retained Earnings-All Other Reserves	0	1,733,129	9,294,129	0	0	11,027,258
Fund Balance-Unreserved	6,874	0	0	0	0	6,874
Investment in General Fixed Assets	0	0	0	6,385,899	0	6,385,899
Other	(7,128)	(524,608)	(1,828,624)	0	0	(2,360,360)
Total Fund Equity & Other Credits	(254)	1,208,521	7,465,505	6,385,899	0	15,059,671
Total Liabilities & Fund Equity	2,971	1,208,521	7,465,505	6,385,899	16,430,000	31,492,896

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 12/31/2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Contributions & Donations From Private Sources				
Developer Contributions	366,475	12,920	(353,555)	(96)%
Total Revenues	<u>366,475</u>	<u>12,920</u>	<u>(353,555)</u>	<u>(96)%</u>
Expenditures				
Financial & Administrative				
District Manager	45,000	11,250	33,750	75 %
District Engineer	20,500	633	19,868	97 %
Disclosure Report	5,000	0	5,000	100 %
Trustee Fees	9,500	0	9,500	100 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	6,500	0	6,500	100 %
Postage, Phone, Faxes, Copies	1,200	3	1,197	100 %
Public Officials Insurance	2,100	1,600	500	24 %
Legal Advertising	2,000	1,749	251	13 %
Bank Fees	250	56	194	77 %
Dues, Licenses, & Fees	175	3,075	(2,900)	(1,657)%
Office Supplies	250	0	250	100 %
Legal Counsel				
District Counsel	16,500	1,682	14,818	90 %
Electric Utility Services				
Electric Utility Services	66,500	0	66,500	100 %
Garbage/Solid Waste Control Services				
Garbage Collection	2,000	0	2,000	100 %
Water-Sewer Combination Services				
Water Utility Services	17,000	0	17,000	100 %
Other Physical Environment				
Property & Casualty Insurance	7,500	0	7,500	100 %
Waterway Management Program	40,000	0	40,000	100 %
Landscape Maintenance-Contract	80,000	0	80,000	100 %
Landscape Maintenance-Other	10,000	0	10,000	100 %
Plant Replacement Program	5,000	0	5,000	100 %
Irrigation Maintenance	5,000	0	5,000	100 %
Pool Maintenance	10,000	0	10,000	100 %
Club Facility Maintenance	10,000	0	10,000	100 %
Total Expenditures	<u>366,475</u>	<u>20,048</u>	<u>346,427</u>	<u>95 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(7,128)</u>	<u>(7,128)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	6,874	6,874	0 %
Fund Balance, End of Period	<u>0</u>	<u>(254)</u>	<u>(254)</u>	<u>0 %</u>

Ventana CDD

Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018

From 10/1/2018 Through 12/31/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	812,356	0	(812,356)	(100)%
Interest Earnings				
Interest Earnings	0	1,167	1,167	0 %
Total Revenues	812,356	1,167	(811,189)	(100)%
Expenditures				
Debt Service Payments				
Interest	812,356	525,775	286,581	35 %
Total Expenditures	812,356	525,775	286,581	35 %
Excess of Revenues Over (Under) Expenditures	0	(524,608)	(524,608)	0 %
Fund Balance, Beginning of Period	0	1,733,129	1,733,129	0 %
Fund Balance, End of Period	0	1,208,521	1,208,521	0 %

Ventana CDD
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018

From 10/1/2018 Through 12/31/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	6,664	6,664	0 %
Total Revenues	0	6,664	6,664	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	1,835,288	(1,835,288)	0 %
Total Expenditures	0	1,835,288	(1,835,288)	0 %
Excess of Revenues Over (Under) Expenditures	0	(1,828,624)	(1,828,624)	0 %
Fund Balance, Beginning of Period	0	9,294,129	9,294,129	0 %
Fund Balance, End of Period	0	7,465,505	7,465,505	0 %

Ventana CDD
Statement of Revenues & Expenditures

900 - General Fixed Assets
 From 10/1/2018 Through 12/31/2018
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Fund Balance, Beginning of Period	0	6,385,899	6,385,899	0 %
Fund Balance, End of Period	<u> 0 </u>	<u> 6,385,899 </u>	<u> 4,550,611 </u>	<u> 0 % </u>

Ventana CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 12/31/18
Reconciliation Date: 12/31/2018
Status: Locked

Bank Balance	4,652.89
Less Outstanding Checks/Vouchers	1,681.90
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	2,970.99
Balance Per Books	<u>2,970.99</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Ventana CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account (Suntrust)

Reconciliation ID: 12/31/18

Reconciliation Date: 12/31/2018

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1027	11/14/2018	System Generated Check/Voucher	1,681.90	Straley Robin Vericker
Outstanding Checks/Vouchers			1,681.90	

Ventana CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account (Suntrust)

Reconciliation ID: 12/31/18

Reconciliation Date: 12/31/2018

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1026	11/14/2018	System Generated Check/Voucher	7,523.77	Meritus Districts
1028	11/14/2018	System Generated Check/Voucher	431.00	Tampa Bay Times
Cleared Checks/Vouchers			7,954.77	

Ventana CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account (Suntrust)

Reconciliation ID: 12/31/18

Reconciliation Date: 12/31/2018

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	2068	12/12/2018	Developer Funding - 12.12.18	5,600.99
	90322106	12/13/2018	Developer Funding - 12.13.18	1,956.96
	1123929	12/20/2018	Developer Funding - 12.20.18	<u>1,591.00</u>
Cleared Deposits				<u><u>9,148.95</u></u>

12/31/2018



Account Statement

VENTANA COMMUNITY DEVELOPMENT DISTRI
 2005 PAN AM CIRCLE SUITE 120
 TAMPA FL 33572

Questions? Please call
 1-800-786-8787

Important: Fee Changes. Each year SunTrust Bank completes a review of treasury and payment services pricing. As of January 1, 2019, fees will change for some treasury and payment services, including fees for certain ACH, wire transfer, branch cash deposit, check deposit, image delivery, lockbox, business sweep services and online services.
 Please visit www.suntrust.com/2019pricingchanges for additional detail.

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS PRIMARY CHECKING		12/01/2018 - 12/31/2018

Description	Amount	Description	Amount
Beginning Balance	\$3,458.71	Average Balance	\$4,444.96
Deposits/Credits	\$9,148.95	Average Collected Balance	\$4,149.86
Checks	\$7,954.77	Number of Days in Statement Period	31
Withdrawals/Debits	\$0.00		
Ending Balance	\$4,652.89		

Overdraft Protection
 Account Number: [Redacted] Protected By: Not enrolled
 For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft.

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	12/18	7,557.95		DEPOSIT	12/27	1,591.00		DEPOSIT
Deposits/Credits: 2				Total Items Deposited: 3				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1026	7,523.77	12/21	*1028	431.00	12/31
Checks: 2						
* Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.						

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	12/01	3,458.71	3,458.71	12/27	5,083.89	3,492.89
	12/18	11,016.66	3,459.66	12/28	5,083.89	5,083.89
	12/19	11,016.66	11,016.66	12/31	4,652.89	4,652.89
	12/21	3,492.89	3,492.89			

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.

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