

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2019



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Ventana CDD

Balance Sheet

As of 2/28/2019

(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)	2,425	0	0	0	0	2,425
Investment-Revenue 2018 (6000)	0	4,096	0	0	0	4,096
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	1,730,572	0	0	1,730,572
Investment-Amenity 2018 (6006)	0	0	4,907,001	0	0	4,907,001
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	7,217,642	0	7,217,642
Amount To Be Provided-Debt Service	0	0	0	0	16,430,000	16,430,000
Total Assets	2,425	1,209,137	6,637,573	7,217,642	16,430,000	31,496,777
Liabilities						
Accounts Payable	6,776	0	0	0	0	6,776
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	6,776	0	0	0	16,430,000	16,436,776
Fund Equity & Other Credits						
Retained Earnings-All Other Reserves	0	1,733,129	9,294,129	0	0	11,027,258
Fund Balance-Unreserved	6,488	0	0	0	0	6,488
Investment in General Fixed Assets	0	0	0	7,217,642	0	7,217,642
Other	(10,839)	(523,992)	(2,656,556)	0	0	(3,191,387)
Total Fund Equity & Other Credits	(4,351)	1,209,137	6,637,573	7,217,642	0	15,060,001
Total Liabilities & Fund Equity	2,425	1,209,137	6,637,573	7,217,642	16,430,000	31,496,777

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 2/28/2019
(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	17,289	(349,186)	(95)%
Total Revenues	<u>366,475</u>	<u>17,289</u>	<u>(349,186)</u>	<u>(95)%</u>
Expenditures				
Financial & Administrative				
District Manager	45,000	18,750	26,250	58 %
District Engineer	20,500	1,038	19,463	95 %
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	4	1,196	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 %
Website Maintenance	0	50	(50)	0 %
Legal Counsel				
District Counsel	16,500	1,807	14,693	89 %
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>28,128</u>	<u>338,347</u>	<u>92 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(10,839)</u>	<u>(10,839)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	6,488	6,488	0 %
Fund Balance, End of Period	<u>0</u>	<u>(4,351)</u>	<u>(4,351)</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018

From 10/1/2018 Through 2/28/2019

(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	<u>0</u>	<u>1,783</u>	<u>1,783</u>	<u>0 %</u>
Total Revenues	<u>812,356</u>	<u>1,783</u>	<u>(810,573)</u>	<u>(100)%</u>
Expenditures				
Debt Service Payments				
Interest	<u>812,356</u>	<u>525,775</u>	<u>286,581</u>	<u>35 %</u>
Total Expenditures	<u>812,356</u>	<u>525,775</u>	<u>286,581</u>	<u>35 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(523,992)</u>	<u>(523,992)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	1,733,129	1,733,129	0 %
Fund Balance, End of Period	<u>0</u>	<u>1,209,137</u>	<u>1,209,137</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018
 From 10/1/2018 Through 2/28/2019
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	10,475	10,475	0 %
Total Revenues	<u>0</u>	<u>10,475</u>	<u>10,475</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	2,667,031	(2,667,031)	0 %
Total Expenditures	<u>0</u>	<u>2,667,031</u>	<u>(2,667,031)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(2,656,556)</u>	<u>(2,656,556)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	9,294,129	9,294,129	0 %
Fund Balance, End of Period	<u>0</u>	<u>6,637,573</u>	<u>6,637,573</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues & Expenditures

900 - General Fixed Assets
 From 10/1/2018 Through 2/28/2019
 (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	7,217,642	7,217,642	0 %
Fund Balance, End of Period	<u> 0 </u>	<u> 7,217,642 </u>	<u> 4,550,611 </u>	<u> 0 % </u>

Ventana CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 02/28/19
Reconciliation Date: 2/28/2019
Status: Locked

Bank Balance	2,424.64
Less Outstanding Checks/Vouchers	0.00
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	2,424.64
Balance Per Books	<u>2,424.64</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: 02/28/19

Reconciliation Date: 2/28/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1031	2/14/2019	System Generated Check/Voucher	3,750.49	Meritus Districts
1032	2/14/2019	System Generated Check/Voucher	790.00	Stantec
Cleared Checks/Vouchers			4,540.49	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 02/28/19

Reconciliation Date: 2/28/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	90322777	2/1/2019	Developer Funding - 02.01.19	2,409.90
	1161247	2/14/2019	Developer Funding - 02.14.19	<u>1,959.24</u>
Cleared Deposits				<u><u>4,369.14</u></u>

02/28/2019



Account Statement

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

Questions? Please call
 1-800-786-8787

Reminder:

Clients using any non-SunTrust ATM located in the U.S. are charged a \$3 fee, and are charged a \$5 fee for using ATMs located outside the U.S. The ATM owner may also charge an additional fee. For clients who use their debit card for transactions in a currency other than U.S. dollars, the exchange rate will be increased by 3%. See the Business Accounts Fee Schedule at www.suntrust.com/businessfeeschedule for more information.

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS PRIMARY CHECKING		02/01/2019 - 02/28/2019

Description	Amount	Description	Amount
Beginning Balance	\$2,595.99	Average Balance	\$3,106.32
Deposits/Credits	\$4,369.14	Average Collected Balance	\$2,552.28
Checks	\$4,540.49	Number of Days in Statement Period	28
Withdrawals/Debits	\$0.00		
Ending Balance	\$2,424.64		

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
	02/15	2,409.90		DEPOSIT	02/22	1,959.24		DEPOSIT
Deposits/Credits: 2				Total Items Deposited: 2				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1031	3,750.49	02/21	1032	790.00	02/25
Checks: 2						

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	02/01	2,595.99	2,595.99	02/21	1,255.40	1,255.40
	02/15	5,005.89	2,596.89	02/22	3,214.64	1,255.64
	02/19	5,005.89	5,005.89	02/25	2,424.64	2,424.64

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.