

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
SEPTEMBER 6, 2018**

VENTANA
COMMUNITY DEVELOPMENT DISTRICT AGENDA
SEPTEMBER 6, 2018 at 2:00 P.M.

The Offices of Meritus Corp.
Located at 2005 Pan Am Circle Suite 120 Tampa, FL 33607

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Jeff Hills Ryan Motko Nicholas Dister Albert Viera Brady Lefere
District Manager	Meritus	Nicole Chamberlain
District Attorney	Straley Robin Vericker	John Vericker Vivek Babbar
District Engineer	Stantec	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **2:00 p.m.** with the third section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Supervisor Comments and Public Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

September 6, 2018

Board of Supervisors
Ventana Community Development District

Dear Board Members:

The Public Hearing & Regular Meeting of Ventana Community Development District will be held on **Thursday, September 6, 2018 at 2:00 p.m.** at the offices of Meritus Corp., located at 2005 Pan Am Circle Suite 120, Tampa, FL 33607. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2019 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2019 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Close Public Hearing on Proposed Fiscal Year 2019 Budget
 - E. Consideration of Resolution 2018-08; Adopting Fiscal Year 2019 Budget..... Tab 01
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2018-09; Assessment Resolution Tab 02
 - B. Consideration of Resolution 2018-10; Setting Fiscal Year 2019 Meeting Schedule Tab 03
 - C. Consideration of Resolution 2018-11; Re-Designating Officers Tab 04
 - D. Acceptance of Special Warranty Deed for CDD Conveyance Parcels Tab 05
 - E. General Matters of the District
- 5. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting May 3, 2018..... Tab 06
 - B. Consideration of Minutes of the Continued Meeting June 7, 2018 Tab 07
 - C. Consideration of Operations and Maintenance Expenditures April 2018..... Tab 08
 - D. Consideration of Operations and Maintenance Expenditures May 2018 Tab 09
 - E. Consideration of Operations and Maintenance Expenditures June 2018 Tab 10
 - F. Consideration of Operations and Maintenance Expenditures July 2018..... Tab 11
 - G. Review of Financial Statements through July 31, 2018 Tab 12
- 6. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,

Brian Lamb
District Manager

RESOLUTION 2018-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE VENTANA COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019 APPROVING A BUDGET FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, submitted to the Board of Supervisors (“**Board**”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (“**Proposed Budget**”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set September 6, 2018, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, in order for the Developer to fund a portion of the Budget, the Board desires to approve a form of the Budget Funding Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VENTANA COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2017/2018 and/or revised projections for fiscal year 2018/2019.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as the “Budget for the Ventana Community Development District for the Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019,” as adopted by the Board of Supervisors on September 6, 2018.
- d. The final adopted budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2018, and ending September 30, 2019, the sum of \$366,475.00* to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$366,475.00</u>
TOTAL DEBT SERVICE FUNDS	N/A - CAPI
TOTAL ALL FUNDS	<u>\$366,475.00*</u>

*Not inclusive of any collection costs.

Section 3. Budget Amendments

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption.

Section 4. Budget Funding Agreement

The form of the Budget Funding Agreement, attached as **Exhibit "B"** hereto, is hereby approved in order to fund the Developer's portion of the budget for Fiscal Year 2018/2019.

Section 5. Effective Date.

This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Ventana Community Development District.

PASSED AND ADOPTED THIS 6TH DAY OF SEPTEMBER, 2018.

ATTEST:

**VENTANA COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Assistant Secretary

By: _____
Jeffery Hills
Chair of the Board of Supervisors

Exhibit A: 2018/2019 Budget
Exhibit B: Budget Funding Agreement

2019



VENTANA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019
FINAL ANNUAL OPERATING BUDGET

SEPTEMBER 6, 2018

VENTANA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019 FINAL ANNUAL OPERATING BUDGET

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SEPTEMBER 6, 2018

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 2019, which begins on October 1, 2018. 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.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
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 2018 Special Assessment 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

	Fiscal Year 2018 Final Operating Budget	Current Period Actuals 10/1/2017 - 3/31/2018	Projected Revenues & Expenditures 4/1/2018 - 9/30/2018	Total Actuals & Projections Through 9/30/2018	Over/(Under) Budget Through 09/30/18
Revenues					
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	366,475.00	12,468.91	22,121.03	34,589.94	(331,885.06)
TOTAL REVENUES	\$366,475.00	\$12,468.91	\$22,121.03	\$34,589.94	(\$331,885.06)
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	45,000.00	6,000.00	6,000.00	12,000.00	(33,000.00)
District Engineer	25,000.00	587.50	450.00	1,037.50	(23,962.50)
Disclosure Report	5,000.00	0.00	2,100.00	2,100.00	(2,900.00)
Trustee Fees	9,500.00	0.00	0.00	0.00	(9,500.00)
Auditing Services	6,500.00	0.00	3,500.00	3,500.00	(3,000.00)
Postage, Phone, Faxes, Copies	1,200.00	0.00	50.00	50.00	(1,150.00)
Public Officials Insurance	2,100.00	1,561.00	200.00	1,761.00	(339.00)
Legal Advertising	2,000.00	3,320.14	500.00	3,820.14	1,820.14
Bank Fees	250.00	127.79	127.79	255.58	5.58
Dues, Licenses, & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	250.00	329.22	0.00	329.22	79.22
TOTAL FINANCIAL & ADMINISTRATIVE	\$96,975.00	\$12,100.65	\$12,927.79	\$25,028.44	(\$71,946.56)
LEGAL COUNSEL					
District Counsel	16,500.00	8,061.50	500.00	8,561.50	(7,938.50)
TOTAL LEGAL COUNSEL	\$16,500.00	\$8,061.50	\$500.00	\$8,561.50	(\$7,938.50)
ELECTRIC UTILITY SERVICES					
Electric Utility Services	66,500.00	0.00	1,000.00	1,000.00	(65,500.00)
TOTAL ELECTRIC UTILITY SERVICES	\$66,500.00	\$0.00	\$1,000.00	\$1,000.00	(\$65,500.00)
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	2,000.00	0.00	0.00	0.00	(2,000.00)
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$2,000.00	\$0.00	\$0.00	\$0.00	(\$2,000.00)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	17,000.00	0.00	0.00	0.00	(17,000.00)
TOTAL WATER-SEWER COMBINATION SERVICES	\$17,000.00	\$0.00	\$0.00	\$0.00	(\$17,000.00)
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	7,500.00	0.00	0.00	0.00	(7,500.00)
Waterway Management Program	40,000.00	0.00	0.00	0.00	(40,000.00)
Landscape Maintenance-Contract	80,000.00	0.00	0.00	0.00	(80,000.00)
Landscape Maintenance-Other	10,000.00	0.00	0.00	0.00	(10,000.00)
Plant Replacement Program	5,000.00	0.00	0.00	0.00	(5,000.00)
Irrigation Maintenance	5,000.00	0.00	0.00	0.00	(5,000.00)
Pool Maintenance	10,000.00	0.00	0.00	0.00	(10,000.00)
Club Facility Maintenance	10,000.00	0.00	0.00	0.00	(10,000.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$167,500.00	\$0.00	\$0.00	\$0.00	(\$167,500.00)
TOTAL EXPENDITURES	366,475.00	20,162.15	14,427.79	34,589.94	(331,885.06)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	0.00	(7,693.24)	7,693.24	0.00	0.00

FISCAL YEAR 2018 BUDGET ANALYSIS

VENTANA

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2018 Final Operating Budget	Total Actuals & Projections Through 9/30/2018	Over/(Under) Budget Through 09/30/18	Fiscal Year 2019 Final Operating Budget	Increase / (Decrease) from FY 2018 to FY 2019
Revenues					
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	366,475.00	34,589.94	(331,885.06)	366,475.00	0.00
TOTAL REVENUES	\$366,475.00	\$34,589.94	(\$331,885.06)	\$366,475.00	\$0.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	45,000.00	12,000.00	(33,000.00)	45,000.00	0.00
District Engineer	25,000.00	1,037.50	(23,962.50)	20,500.00	(4,500.00)
Disclosure Report	5,000.00	2,100.00	(2,900.00)	5,000.00	0.00
Trustee Fees	9,500.00	0.00	(9,500.00)	9,500.00	0.00
Accounting Services	0.00	0.00	0.00	4,500.00	4,500.00
Auditing Services	6,500.00	3,500.00	(3,000.00)	6,500.00	0.00
Postage, Phone, Faxes, Copies	1,200.00	50.00	(1,150.00)	1,200.00	0.00
Public Officials Insurance	2,100.00	1,761.00	(339.00)	2,100.00	0.00
Legal Advertising	2,000.00	3,820.14	1,820.14	2,000.00	0.00
Bank Fees	250.00	255.58	5.58	250.00	0.00
Dues, Licenses, & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	250.00	329.22	79.22	250.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$96,975.00	\$25,028.44	(\$71,946.56)	\$96,975.00	\$0.00
LEGAL COUNSEL					
District Counsel	16,500.00	8,561.50	(7,938.50)	16,500.00	0.00
TOTAL LEGAL COUNSEL	\$16,500.00	\$8,561.50	(\$7,938.50)	\$16,500.00	\$0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	66,500.00	1,000.00	(65,500.00)	66,500.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	\$66,500.00	\$1,000.00	(\$65,500.00)	\$66,500.00	\$0.00
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	2,000.00	0.00	(2,000.00)	2,000.00	0.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$2,000.00	\$0.00	(\$2,000.00)	\$2,000.00	\$0.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	17,000.00	0.00	(17,000.00)	17,000.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$17,000.00	\$0.00	(\$17,000.00)	\$17,000.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
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
TOTAL OTHER PHYSICAL ENVIRONMENT	\$167,500.00	\$0.00	(\$167,500.00)	\$167,500.00	\$0.00
TOTAL EXPENDITURES	366,475.00	34,589.94	(331,885.06)	366,475.00	0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	0.00	0.00	0.00	0.00	0.00

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.

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

VENTANA

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

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.

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.

VENTANA

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

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

SERIES 2018

REVENUES

CDD Debt Service Assessments / CAPI	\$	812,356
TOTAL REVENUES	\$	812,356

EXPENDITURES

Series 2018 May Bond Principal Payment	\$	-
Series 2018 May Bond Interest Payment - CAPI	\$	406,178
Series 2018 November Bond Interest Payment	\$	406,178
TOTAL EXPENDITURES	\$	812,356
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2018	\$	16,430,000
Principal Payment Applied Toward Series 2018 Bonds	\$	-
Bonds Outstanding - Period Ending 11/1/2019	\$	16,430,000

VENTANA

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

			Fiscal Year 2018			Fiscal Year 2019			Total Increase / (Decrease) in Annual Assmt
Lot Size	EBU Value	Unit Count	Debt Service Per Unit ⁽¹⁾	O&M Per Unit	FY 2018 Total Assessment	Debt Service Per Unit ⁽¹⁾	O&M Per Unit	FY 2019 Total Assessment	
SERIES 2018									
Single Family 40'	1.00	211	\$1,251.06	\$520.91	\$1,771.98	\$1,251.06	\$520.91	\$1,771.98	\$0
Single Family 50'	1.25	281	\$1,563.83	\$573.00	\$2,136.83	\$1,563.83	\$573.00	\$2,136.83	\$0
Single Family 60'	1.50	229	\$1,876.60	\$625.10	\$2,501.69	\$1,876.60	\$625.10	\$2,501.69	\$0
Total	721								

⁽¹⁾ Annual assessments are adjusted for the County collection costs and statutory early payment discount.

FISCAL YEAR 2019
FINAL ANNUAL OPERATING BUDGET

Budget Funding Agreement
Fiscal Year 2018/2019

This Agreement is made and entered into this 6th day of September, 2018, by and between the **Ventana Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, (the "**District**"), and **Ventana Development, LLC**, a Florida limited liability company, whose mailing address is 111 South Armenia Avenue, Suite 201, Tampa, Florida 33609 and **Ventana Holdings, LLC**, a Florida limited liability company, whose mailing address is 111 South Armenia Avenue, Suite 201, Tampa, Florida 33609 (collectively, the "**Owner**").

Recitals

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Hillsborough County, Florida, (the "County") for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Owner presently owns real property within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2018/2019, which year commences on October 1, 2018 and concludes on September 30, 2019; and

WHEREAS, the District will need a funding mechanism to enable it to proceed with its operations and services during Fiscal Year 2018/2019 as described in **Exhibit "A"** attached hereto; and

WHEREAS, the Owner desires to provide such funds, as are necessary, to the District to proceed with its operations and services for Fiscal Year 2018/2019, as described in Exhibit "A" and as may be amended from time to time by the District.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The Owner agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as Exhibit "A", as may be amended from time to time, within thirty (30) days of written request by the

District. The funds shall be placed in the District's general checking account. These payments are made by the Owner in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendment to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. This Agreement may be assigned, in whole or in part by either party only upon the written consent of the other. Any purported assignment without such written consent shall be void.

5. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Owner.

6. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for, trial alternative dispute resolution, or appellate proceedings.

7. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have

drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. The Agreement shall be effective after execution by both parties hereto.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**VENTANA COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Secretary/Assistant Secretary

By: _____
Jeffery Hills
Chair of the Board of Supervisors

Witnesses:

VENTANA DEVELOPMENT, LLC
a Florida limited liability company

By: _____
Name: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____

Witnesses:

VENTANA HOLDINGS, LLC
a Florida limited liability company

By: _____
Name: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____

Exhibit "A" – Fiscal Year 2018/2019 General Fund Budget

RESOLUTION 2018-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENTANA COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; ADOPTING AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Ventana Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”); and

WHEREAS, the District owns and operates various infrastructure improvements and provides certain services in accordance with Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for fiscal year 2018/2019 (“**Budget**”), attached hereto as **Exhibit “A”** and incorporated as a material part of this Resolution by this reference; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance services and facilities provided by the District as described in the District’s Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the County Tax Roll and collected by the County Tax Collector (“**Uniform Method**”); and

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method; and

WHEREAS, the District has approved an agreement with the Hillsborough County Property Appraiser (“**Property Appraiser**”) and Hillsborough County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments on all assessable lands for operations and maintenance in the amount contained in the Budget; and

WHEREAS, the District desires to levy and collect special assessments reflecting each parcel’s portion of the District’s Budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify a portion of the Assessment Roll on the parcels designated in **Exhibit “B”** to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the assessments on the parcels designated in **Exhibit “B”** through the direct collection method pursuant to Chapter 190, Florida Statutes; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VENTANA COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT. The provision of the services, facilities and operations as described in **Exhibit “A”** confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in **Exhibits “A” and “B”**.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operations and maintenance is hereby imposed and levied on benefited lands within the District in accordance with **Exhibits “A” and “B”**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND DUE DATE.

A. Uniform Method Assessments. The collection of the previously levied debt service assessments and operations and maintenance special assessments on a portion of the platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**

B. Direct Bill Assessments. The annual installment for the previously levied debt service assessments, and the annual operations and maintenance assessments, on a portion of the undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2018; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2018, 25% due no later than February 1, 2019 and 25% due no later than May 1, 2019. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2018/2019, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. The District certifies all assessments for debt service and operations and maintenance for collection pursuant to Chapters 190 and 197, Florida Statutes. All assessments collected by the Tax Collector shall be due and payable as provided in Chapter 197, Florida Statutes.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit “B”**, is hereby certified and adopted.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the property roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Ventana Community Development District.

PASSED AND ADOPTED THIS 6TH DAY OF SEPTEMBER, 2018.

ATTEST:

**VENTANA COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Assistant Secretary

By: _____
Jeffery Hills
Chair of the Board of Supervisors

Exhibit “A” – Fiscal Year 2018/2019 Budget
Exhibit “B” – District Assessment Lien Roll
 Assessment Roll (Uniform Method)
 Assessment Roll (Direct Collect)

RESOLUTION 2018-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENTANA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR 2018/2019, AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

WHEREAS, Ventana Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough, Florida; and

WHEREAS, the District’s Board of Supervisors (the “**Board**”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually with the local governing authority a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF VENTANA COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. Regular meetings of the Board of Supervisors of the District, for the Fiscal Year 2018/2019, shall be held as provided on the schedule attached as **Exhibit A**.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the Hillsborough County a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 6th DAY OF SEPTEMBER, 2018.

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY

EXHIBIT A

VENTANA COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS REGULAR MEETING SCHEDULE

FISCAL YEAR 2018/2019

October	04, 2018	2:00 p.m.
November	01, 2018	2:00 p.m.
December	06, 2018	2:00 p.m.
January	03, 2019	2:00 p.m.
February	07, 2019	2:00 p.m.
March	07, 2019	2:00 p.m.
April	04, 2019	2:00 p.m.
May	02, 2019	2:00 p.m.
June	06, 2019	2:00 p.m.
July	11, 2019	2:00 p.m.
August	01, 2019	2:00 p.m.
September	05, 2019	2:00 p.m.

All meetings will convene at 2:00 p.m. at the offices of Meritus located at 2005 Pan Am Circle Suite 120 Tampa, FL 33607.

RESOLUTION 2018-11

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF VENTANA
COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE
MANAGEMENT PROVIDED OFFICERS OF THE DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Ventana Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously designated the Officers of the District; and

WHEREAS, the Board now desires to re-designate certain Officers whose service to the District relates to their position within the District management company.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF VENTANA
COMMUNITY DEVELOPMENT DISTRICT THAT:**

Section 1. _____ is appointed Chairman.
 _____ is appointed Vice Chairman.
 _____ is appointed Secretary.
 _____ is appointed Treasurer.
 _____ is appointed Assistant Secretary.
 _____ is appointed Assistant Secretary.
 _____ is appointed Assistant Secretary.
 _____ is appointed Assistant Secretary.
 _____ is appointed Assistant Secretary.

Section 2. All prior designations which are inconsistent with the designations herein are forthwith rescinded.

Section 3. This Resolution shall become effective on September 6, 2018.

PASSED AND ADOPTED THIS 6TH DAY OF DECEMBER, 2018.

ATTEST:

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

SECRETARY / ASSISTANT SECRETARY

CHAIRMAN

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**
Vivek K. Babbar
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

INSTRUMENT#: 2018307385, O BK 25957
PG 1937-1947 08/01/2018 at 02:45:03 PM, DOC
TAX PD(F.S.201.02) \$0.70 DEPUTY CLERK:
ADELCUADRO Pat Frank, Clerk of the Circuit
Court Hillsborough County

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 1st day of August, 2018, by **Ventana Development, LLC**, a Florida limited liability company, ("**Grantor**"), in favor of the **Ventana Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose mailing address is 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hillsborough County, Florida ("**Property**"):

See **Exhibit A** attached hereto and incorporated herein by this reference.

TOGETHER, with all appurtenances thereunto appertaining, and all fixtures and improvements located thereon. The Property consists of governmental common area tracts which are anticipated to be platted in a subdivision plat in the near future.

TO HAVE AND TO HOLD, the same in fee simple forever.

Subject to and except for (a) governmental requirements and restrictions, and (b) easements, covenants, conditions, restrictions and other matters of record, Grantor warrants that Grantor is seized of the Property in fee simple; the Property is free from all monetary encumbrances made by Grantor; and Grantor will warrant and defend title to the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but not against the claims of any others.

This deed was prepared without the benefit of a title search.

THIS IS A CONVEYANCE OF PROPERTY TO THE COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, Sealed and Delivered in the Presence of:

Ventana Development, LLC
a Florida limited liability company


(Witness 1 – Signature)

NICHOLAS J. DISORE
(Witness 1 – Printed Name)

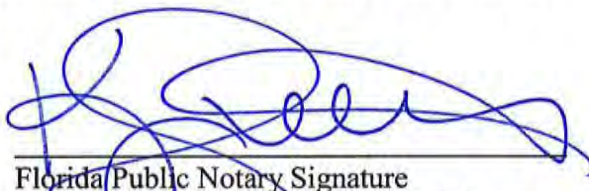

Jeffery S. Hills
Manager


(Witness 2 – Signature)

Ryan Matko
(Witness 2 – Printed Name)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 15th day of August, 2018, by Jeffery S. Hills, as Manager of Ventana Development, LLC, on behalf of the company, who is personally known to me.


Florida Public Notary Signature



Notary Stamp

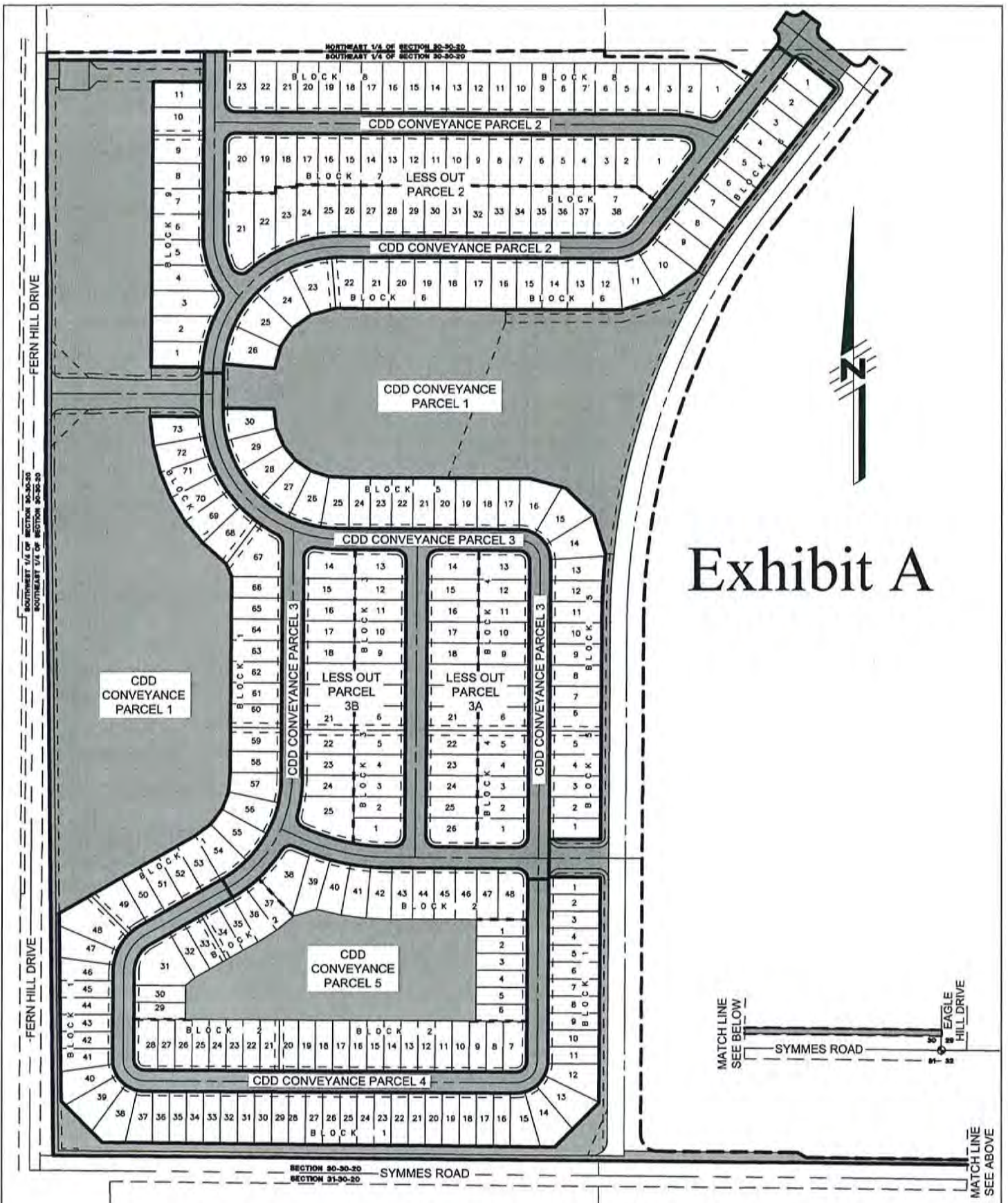


Exhibit A

VENTANA GROVES PHASE I CDD CONVEYANCE EXHIBIT

Exhibit A

VENTANA GROVES PHASE 1 CDD CONVEYANCE PARCELS

DESCRIPTION: Five (5) parcels of land lying in Section 30, Township 30 South, Range 20 East, Hillsborough County, Florida, including a portion of Government Lots 1 and 8 and being more particularly described as follows:

CDD PARCEL 1

COMMENCE at the Southeast corner of said Section 30, run thence along the East boundary of the Southeast 1/4 of said Section 30 and the Easterly boundary of the right-of-way for SYMMES ROAD, as recorded in Official Records Book 1777, Page 1023 and in Official Records Book 1777, Page 1025, both being of the Public Records of Hillsborough County, Florida, N.00°15'43"E., 35.00 feet to the **POINT OF BEGINNING** of the herein described parcel of land; thence along the Northerly boundary of said right-of-way for SYMMES ROAD, lying 35.00 feet North of and parallel with the South boundary of the aforesaid Southeast 1/4 of Section 30, the following two (2) courses: 1) N.89°26'08"W., 1337.27 feet to a point on the West boundary of the East 1/2 of said Southeast 1/4 of Section 30; 2) continue N.89°26'08"W., 1281.14 feet to a point on the Easterly boundary of the maintained right-of-way for FERN HILL DRIVE; thence along said Easterly boundary of the maintained right-of-way for FERN HILL DRIVE, the following five (5) courses: 1) N.00°41'12"W., 625.89 feet; 2) N.00°42'26"W., 518.67 feet; 3) N.00°49'22"W., 485.27 feet; 4) N.00°10'46"E., 535.21 feet; 5) N.00°10'11"W., 416.04 feet; thence S.89°45'00"E., 369.81 feet to a point hereinafter being referred to as **POINT "A"**; thence S.00°15'00"W., 50.00 feet to a point hereinafter being referred to as **POINT "B"**; thence N.89°45'00"W., 120.00 feet; thence S.00°15'00"W., 671.00 feet; thence S.89°45'00"E., 120.30 feet to a point on a curve; thence Southerly, 14.00 feet along the arc of a curve to the left having a radius of 325.00 feet and a central angle of 02°28'08" (chord bearing S.01°29'04"W., 14.00 feet) to a point of tangency, said point hereinafter being referred to as **POINT "C"**; thence S.00°15'00"W., 89.00 feet to a point of curvature, said point hereinafter being referred to as **POINT "D"**; thence Southerly, 17.19 feet along the arc of a curve to the left having a radius of 325.00 feet and a central angle of 03°01'48" (chord bearing S.01°15'54"E., 17.18 feet) to a point of cusp; thence Northerly, 3.71 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 08°30'25" (chord bearing N.07°02'00"W., 3.71 feet); thence N.89°45'00"W., 122.12 feet; thence S.06°12'24"E., 69.40 feet; thence S.14°33'12"E., 65.06 feet; thence S.22°54'00"E., 65.06 feet; thence S.31°14'48"E., 65.06 feet; thence S.39°35'36"E., 65.06 feet; thence S.47°48'16"E., 74.90 feet; thence S.23°14'22"E., 31.98 feet; thence S.00°15'00"W., 462.00 feet; thence S.04°29'38"W., 45.77 feet; thence S.20°27'00"W., 44.21 feet; thence S.36°51'00"W., 44.21 feet; thence S.53°19'27"W., 44.97 feet; thence S.60°15'00"W., 367.77 feet; thence

Exhibit A

S.00°41'12"E., 442.90 feet; thence S.44°45'00"E., 137.30 feet; thence S.89°26'08"E., 1062.45 feet; thence N.45°15'00"E., 146.65 feet; thence N.00°15'00"E., 532.60 feet; thence N.89°45'00"W., 120.49 feet to a point on a curve; thence Southerly, 5.03 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 11°32'13" (chord bearing S.06°01'07"W., 5.03 feet) to a point of cusp, said point hereinafter being referred to as **POINT "E"**; thence N.00°15'00"E., 100.00 feet to a point of cusp, said point hereinafter being referred to as **POINT "F"**; thence Southerly, 5.55 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 12°42'33" (chord bearing S.06°06'16"E., 5.53 feet); thence S.89°45'00"E., 120.39 feet; thence N.00°15'00"E., 512.79 feet to a point of curvature; thence Northerly, 161.90 feet along the arc of a curve to the right having a radius of 1663.00 feet and a central angle of 05°34'41" (chord bearing N.03°02'20"E., 161.84 feet); thence N.17°25'30"W., 94.19 feet; thence N.45°40'30"W., 92.01 feet; thence N.74°48'00"W., 86.52 feet; thence N.89°45'00"W., 425.59 feet; thence N.87°16'14"W., 47.09 feet; thence N.72°12'00"W., 44.48 feet; thence N.55°42'00"W., 44.48 feet; thence N.39°12'00"W., 44.48 feet; thence N.22°42'00"W., 44.48 feet; thence N.06°08'09"W., 45.62 feet; thence N.89°45'00"W., 120.00 feet to a point hereinafter being referred to as **POINT "G"**; thence N.00°15'00"E., 83.00 feet to a point of curvature, said point hereinafter being referred to as **POINT "H"**; thence Northerly, 21.68 feet along the arc of a curve to the right having a radius of 275.00 feet and a central angle of 04°31'00" (chord bearing N.02°30'30"E., 21.67 feet); thence S.85°14'00"E., 120.00 feet; thence N.14°36'00"E., 52.94 feet; thence N.34°16'00"E., 52.94 feet; thence N.53°56'00"E., 52.94 feet; thence N.74°42'00"E., 58.80 feet; thence S.89°18'42"E., 64.98 feet; thence S.89°45'00"E., 609.51 feet; thence N.72°14'54"E., 103.73 feet; thence N.53°40'58"E., 98.37 feet to a point on a curve; thence Northeasterly, 172.98 feet along the arc of a curve to the right having a radius of 1432.00 feet and a central angle of 06°55'17" (chord bearing N.34°32'22"E., 172.88 feet) to a point of tangency; thence N.38°00'00"E., 367.44 feet; thence N.52°00'00"W., 120.49 feet to a point on a curve; thence Southwesterly, 5.03 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 11°32'13" (chord bearing S.43°46'07"W., 5.03 feet) to a point hereinafter being referred to as **POINT "I"**; thence N.52°43'03"W., 50.00 feet to a point on a curve, said point hereinafter being referred to as **POINT "J"**; thence Northerly, 40.89 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 93°42'10" (chord bearing N.08°51'05"W., 36.48 feet); thence N.34°17'50"E., 50.00 feet to a point on a curve; thence Southeasterly, 6.06 feet along the arc of a curve to the right having a radius of 375.00 feet and a central angle of 00°55'36" (chord bearing S.55°14'22"E., 6.06 feet) to a point of reverse curvature; thence Easterly, 38.06 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 87°13'25" (chord bearing N.81°36'43"E., 34.49 feet); thence S.52°32'17"E., 50.00 feet to a point on a curve; thence Southerly, 39.27 feet along

Exhibit A

the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.07°00'00"E., 35.36 feet) to a point of tangency; thence S.52°00'00"E., 91.00 feet; thence S.38°00'00"W., 50.00 feet to a point on a curve; thence Southerly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.07°00'00"E., 35.36 feet); thence S.38°00'00"W., 362.44 feet to a point of curvature; thence Southwesterly, 348.49 feet along the arc of a curve to the left having a radius of 1412.00 feet and a central angle of 14°08'28" (chord bearing S.30°55'46"W., 347.61 feet) to a point of compound curvature; thence Southerly, 677.00 feet along the arc of a curve to the left having a radius of 1643.00 feet and a central angle of 23°36'32" (chord bearing S.12°03'16"W., 672.22 feet) to a point of tangency; thence S.00°15'00"W., 1224.07 feet to a point of curvature; thence Southwesterly, 55.17 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 90°18'52" (chord bearing S.45°24'26"W., 49.63 feet) to a point of cusp; thence along a line lying 12.00 feet North of and parallel with the aforesaid Northerly boundary of right-of-way for SYMMES ROAD, S.89°26'08"E., 74.69 feet; thence N.00°15'00"E., 12.00 feet; thence along a line lying 24.00 feet North of and parallel with the aforesaid Northerly boundary of right-of-way for SYMMES ROAD, S.89°26'08"E., 408.33 feet; thence S.60°17'11"E., 24.64 feet; thence along a line lying 12.00 feet North of and parallel with said Northerly boundary of right-of-way for SYMMES ROAD, S.89°26'08"E., 847.99 feet to a point on the aforesaid East boundary of the Southeast 1/4 of Section 30; thence along said East boundary of the Southeast 1/4 of Section 30, S.00°15'43"W., 12.00 feet to the **POINT OF BEGINNING**.

Containing 26.586 acres, more or less.

TOGETHER with the following described parcel:

CDD PARCEL 2

From a point previously referred to as **POINT "A"** for a **POINT OF BEGINNING** of the herein described parcel of land, run thence N.00°15'00"E., 20.90 feet to a point on the North boundary of the aforesaid Southeast 1/4 of Section 30; thence along said North boundary of the Southeast 1/4 of Section 30, N.89°45'47"E., 50.00 feet; thence S.00°15'00"W., 116.33 feet to a point of curvature; thence Southeasterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.44°45'00"E., 35.36 feet) to a point of tangency; thence S.89°45'00"E., 1020.00 feet to a point of curvature, said point hereinafter being referred to as **POINT "K"**; thence Easterly, 94.53 feet along the arc of a curve to the right having a radius of 275.00 feet and a central angle of 19°41'40" (chord bearing S.79°54'10"E., 94.06 feet) to a point of reverse curvature; thence Easterly, 31.39 feet along the arc of a curve to the left having a radius of

Exhibit A

25.00 feet and a central angle of 71°56'40" (chord bearing N.73°58'20"E., 29.37 feet) to a point of tangency; thence N.38°00'00"E., 216.42 feet to the aforesaid **POINT "J"**; thence S.52°43'03"E., 50.00 feet to the aforesaid **POINT "I"**; thence S.38°00'00"W., 542.00 feet to a point of curvature; thence Southwesterly, 104.87 feet along the arc of a curve to the right having a radius of 115.00 feet and a central angle of 52°15'00" (chord bearing S.64°07'30"W., 101.28 feet) to a point of tangency; thence N.89°45'00"W., 640.53 feet to a point of curvature; thence Southwesterly, 431.97 feet along the arc of a curve to the left having a radius of 275.00 feet and a central angle of 90°00'00" (chord bearing S.45°15'00"W., 388.91 feet) to the aforesaid **POINT "H"**; thence N.89°45'00"W., 50.00 feet to a point on a curve, said point also being the aforesaid **POINT "C"**; thence Northerly, 172.69 feet along the arc of said curve to the right having a radius of 325.00 feet and a central angle of 30°26'42" (chord bearing N.15°28'21"E., 170.67 feet) to a point of reverse curvature; thence Northerly, 29.08 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 66°38'42" (chord bearing N.02°37'39"W., 27.47 feet) to a point of reverse curvature; thence Northerly, 142.16 feet along the arc of a curve to the right having a radius of 225.00 feet and a central angle of 36°11'59" (chord bearing N.17°51'00"W., 139.80 feet) to a point of tangency; thence N.00°15'00"E., 360.00 feet to the aforesaid **POINT "B"**; thence continue N.00°15'00"E., 50.00 feet to the **POINT OF BEGINNING**.

Containing 9.913 acres, more or less.

ALSO TOGETHER with the following described parcel:

CDD PARCEL 3

From a point previously referred to as **POINT "C"** for a **POINT OF BEGINNING** of the herein described parcel of land, run thence S.89°45'00"E., 50.00 feet to the aforesaid **POINT "H"**; thence S.00°15'00"W., 83.00 feet to the aforesaid **POINT "G"**; thence continue S.00°15'00"W., 6.00 feet to a point of curvature; thence Southeasterly, 431.97 feet along the arc of a curve to the left having a radius of 275.00 feet and a central angle of 90°00'00" (chord bearing S.44°45'00"E., 388.91 feet) to a point of tangency; thence S.89°45'00"E., 422.00 feet to a point of curvature; thence Southeasterly, 117.81 feet along the arc of a curve to the right having a radius of 75.00 feet and a central angle of 90°00'00" (chord bearing S.44°45'00"E., 106.07 feet) to a point of tangency; thence S.00°15'00"W., 650.00 feet to the aforesaid **POINT "F"**; thence continue S.00°15'00"W., 100.00 feet to the aforesaid **POINT "E"**; thence N.89°45'00"W., 50.00 feet to a point on a curve, said point hereinafter being referred to as **POINT "L"**; thence Northwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°45'00"W., 35.36 feet) to a point of tangency; thence N.89°45'00"W., 300.00 feet to a point of curvature, said point hereinafter

Exhibit A

being referred to as **POINT "M"**; thence Westerly, 214.46 feet along the arc of a curve to the right having a radius of 525.00 feet and a central angle of 23°24'20" (chord bearing N.78°02'50"W., 212.98 feet) to a point of tangency; thence N.66°20'40"W., 14.68 feet to a point of curvature; thence Westerly, 35.69 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 81°47'12" (chord bearing S.72°45'44"W., 32.73 feet) to a point of reverse curvature; thence Southwesterly, 160.99 feet along the arc of a curve to the right having a radius of 325.00 feet and a central angle of 28°22'52" (chord bearing S.46°03'34"W., 159.35 feet) to a point hereinafter being referred to as **POINT "N"**; thence N.29°45'00"W., 50.00 feet to a point on a curve, said point hereinafter being referred to as **POINT "O"**; thence Northeasterly, 287.98 feet along the arc of said curve to the left having a radius of 275.00 feet and a central angle of 60°00'00" (chord bearing N.30°15'00"E., 275.00 feet) to a point of tangency; thence N.00°15'00"E., 553.11 feet to a point of curvature; thence Northwesterly, 27.56 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 63°09'53" (chord bearing N.31°19'56"W., 26.19 feet) to a point of reverse curvature; thence Northwesterly, 358.29 feet along the arc of a curve to the right having a radius of 325.00 feet and a central angle of 63°09'53" (chord bearing N.31°19'56"W., 340.42 feet) to a point of tangency, said point also being the aforesaid **POINT "D"**; thence N.00°15'00"E., 89.00 feet to the **POINT OF BEGINNING**.

Containing 12.202 acres, more or less.

AND ALSO TOGETHER with the following described parcel:

CDD PARCEL 4

From a point previously referred to as **POINT "E"** for a **POINT OF BEGINNING** of the herein described parcel of land, run thence S.00°15'00"W., 430.00 feet to a point of curvature; thence Southwesterly, 117.81 feet along the arc of a curve to the right having a radius of 75.00 feet and a central angle of 90°00'00" (chord bearing S.45°15'00"W., 106.07 feet) to a point of tangency; thence N.89°45'00"W., 872.00 feet to a point of curvature; thence Northwesterly, 117.81 feet along the arc of a curve to the right having a radius of 75.00 feet and a central angle of 90°00'00" (chord bearing N.44°45'00"W., 106.07 feet) to a point of tangency; thence N.00°15'00"E., 207.32 feet to a point of curvature; thence Northeasterly, 130.90 feet along the arc of a curve to the right having a radius of 125.00 feet and a central angle of 60°00'00" (chord bearing N.30°15'00"E., 125.00 feet) to a point of tangency; thence N.60°15'00"E., 221.70 feet to the aforesaid **POINT "O"**; thence S.29°45'00"E., 50.00 feet to the aforesaid **POINT "N"**; thence S.60°15'00"W., 221.70 feet to a point of curvature; thence Southwesterly, 78.54 feet along the arc of said curve to the left having a radius of 75.00 feet and a central angle of

Exhibit A

60°00'00" (chord bearing S.30°15'00"W., 75.00 feet) to a point of tangency; thence S.00°15'00"W., 207.32 feet to a point of curvature; thence Southeasterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.44°45'00"E., 35.36 feet) to a point of tangency; thence S.89°45'00"E., 872.00 feet to a point of curvature; thence Northeasterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.45°15'00"E., 35.36 feet) to a point of tangency; thence N.00°15'00"E., 430.00 feet to the aforesaid **POINT "L"**; thence S.89°45'00"E., 50.00 feet to the **POINT OF BEGINNING**.

Containing 2.287 acres, more or less.

AND ALSO TOGETHER with the following described parcel:

CDD PARCEL 5

From a point previously referred to as **POINT "L"**, run thence S.00°15'00"W., 95.00 feet; thence N.89°45'00"W., 120.00 feet to the **POINT OF BEGINNING** of the herein described parcel of land; thence S.00°15'00"W., 240.00 feet; thence N.89°45'00"W., 682.00 feet; thence N.00°15'00"E., 80.00 feet; thence N.49°29'25"E., 29.41 feet; thence N.60°15'00"E., 130.00 feet; thence N.61°40'56"E., 40.01 feet; thence N.56°55'00"E., 51.87 feet; thence N.50°15'00"E., 51.87 feet; thence N.72°46'49"E., 55.87 feet; thence S.77°04'00"E., 59.36 feet; thence S.82°20'00"E., 59.36 feet; thence S.87°33'41"E., 58.91 feet; thence N.89°06'15"E., 50.01 feet; thence S.89°45'00"E., 150.00 feet to the **POINT OF BEGINNING**.

Containing 3.338 acres, more or less.

LESS the following described parcel:

LESS OUT PARCEL 2

From a point previously referred to as **POINT "K"**, run thence S.00°15'00"W., 50.00 feet to a point on a curve, said point also being the **POINT OF BEGINNING** of the herein described parcel of land; thence Easterly, 39.45 feet along the arc of a curve to the right having a radius of 225.00 feet and a central angle of 10°02'44" (chord bearing S.84°43'38"E., 39.40 feet) to a point of compound curvature; thence Southerly, 51.36 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 117°42'16" (chord bearing S.20°51'08"E., 42.79 feet) to a point of tangency; thence S.38°00'00"W., 216.80 feet to a point of curvature; thence Southwesterly, 59.28 feet along the arc of a curve to the right having a radius of 65.00 feet and a central angle of 52°15'00" (chord bearing S.64°07'30"W.,

Exhibit A

57.24 feet) to a point of tangency; thence N.89°45'00"W., 640.53 feet to a point of curvature; thence Westerly, 239.14 feet along the arc of a curve to the left having a radius of 325.00 feet and a central angle of 42°09'34" (chord bearing S.69°10'13"W., 233.78 feet) to a point of reverse curvature; thence Westerly, 46.36 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 106°14'46" (chord bearing N.78°47'11"W., 40.00 feet) to a point of compound curvature; thence Northerly, 79.15 feet along the arc of a curve to the right having a radius of 175.00 feet and a central angle of 25°54'48" (chord bearing N.12°42'24"W., 78.48 feet) to a point of tangency; thence N.00°15'00"E., 215.00 feet to a point of curvature; thence Northeasterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.45°15'00"E., 35.36 feet) to a point of tangency; thence S.89°45'00"E., 1020.00 feet to the **POINT OF BEGINNING**.

Containing 5.940 acres, more or less.

ALSO LESS the following described parcel:

LESS OUT PARCEL 3A

From a point previously referred to as **POINT "L"**, run thence Northwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°45'00"W., 35.36 feet); thence N.00°15'00"E., 50.00 feet to the **POINT OF BEGINNING** of the herein described parcel of land; thence N.89°45'00"W., 190.00 feet to a point of curvature; thence Northwesterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°45'00"W., 35.36 feet) to a point of tangency; thence N.00°15'00"E., 650.00 feet to a point of curvature; thence Northeasterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.45°15'00"E., 35.36 feet) to a point of tangency; thence S.89°45'00"E., 190.00 feet to a point of curvature; thence Southeasterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.44°45'00"E., 35.36 feet) to a point of tangency; thence S.00°15'00"W., 650.00 feet to a point of curvature; thence Southwesterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.45°15'00"W., 35.36 feet) to the **POINT OF BEGINNING**.

Containing 3.844 acres, more or less.

AND ALSO LESS the following described parcel:

Exhibit A

LESS OUT PARCEL 3B

From a point previously referred to as **POINT "M"**, run thence N.00°15'00"E., 50.00 feet to a point on a curve, said point also being the **POINT OF BEGINNING** of the herein described parcel of land; thence Westerly, 194.04 feet along the arc of a curve to the right having a radius of 475.00 feet and a central angle of 23°24'20" (chord bearing N.78°02'50"W., 192.69 feet) to a point of tangency; thence N.66°20'40"W., 14.68 feet to a point of curvature; thence Northwesterly, 35.69 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 81°47'12" (chord bearing N.25°27'04"W., 32.73 feet) to a point of reverse curvature; thence Northerly, 86.18 feet along the arc of a curve to the left having a radius of 325.00 feet and a central angle of 15°11'33" (chord bearing N.07°50'46"E., 85.92 feet) to a point of tangency; thence N.00°15'00"E., 520.26 feet to a point of curvature; thence Northeasterly, 43.43 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 99°32'19" (chord bearing N.50°01'10"E., 38.17 feet) to a point of reverse curvature; thence Easterly, 54.11 feet along the arc of a curve to the left having a radius of 325.00 feet and a central angle of 09°32'19" (chord bearing S.84°58'50"E., 54.04 feet) to a point of tangency; thence S.89°45'00"E., 132.00 feet to a point of curvature; thence Southeasterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.44°45'00"E., 35.36 feet) to a point of tangency; thence S.00°15'00"W., 650.00 feet to a point of curvature; thence Southwesterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.45°15'00"W., 35.36 feet) to a point of tangency; thence N.89°45'00"W., 10.00 feet to the **POINT OF BEGINNING**.

Containing 3.795 acres, more or less.

ALTOGETHER Containing 40.747 acres, more or less.

AMI-EPG-VG-013

P:\Ventana Groves\Master Plan\Description\Phase 1 CDD Conv Parcels\Ventana-PH1-CDD CONV-PARCELS-DS.doc

WFS

July 20, 2018



Pat Frank
Clerk of the Circuit Court
419 Pierce St. Rm 140
Tampa, FL 33602
(813) 276-8100



Print Date:
8/1/2018 2:45:13 PM

Hillsborough County Transaction
#: **3713051**

Receipt #: **3618010**
Cashier Date: **8/1/2018 2:45:12 PM**
(ADELCUADRO)

Customer Information	Transaction Information	Payment Summary
() STRALEY ROBIN VERICKER PA	Date Received: 08/01/2018 Source Code: Tampa Q Code: Mail Return Code: Over The Counter Trans Type: RECORDING Agent Ref Num:	Total Fees \$95.70 Total Payments \$95.70

1 Payments

CHECK 7631	\$95.70
------------	---------

1 Recorded Items

(D) DEED	BK/PG: 25957/1937 CFN:2018307385 Date: 8/1/2018 2:45:03 PM From: VENTANA DEVELOPMENT LLC To:
Recording @ 1st=\$10Add'l=\$8.50 ea.	11 \$95.00
Indexing @ 1st 4 Names Free Addt'l=\$1 ea.	2 \$0.00
Mortgage Doc Stamps @ \$0.35 per \$100	0 \$0.00
Deed Doc Stamps @ \$0.70 per \$100	10 \$0.70

0 Search Items

0 Miscellaneous Items

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

May 3, 2018 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors of the Ventana Community Development District was held on **Thursday, May 3, 2018 at 2:00 p.m.** at Meritus, 2005 Pan Am Circle Suite 120, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Mr. Lamb called the Regular Meeting of the Board of Supervisors of the Ventana Community Development District to order on **Thursday, May 3, 2018 at 2:00 p.m.** and identified the supervisors present constituting a quorum.

Supervisors Present and Constituting a Quorum at the onset of the meeting:

Jeff Hills	Chairman
Ryan Motko	Vice Chairman
Albert Viera	Supervisor
Nick Dister	Supervisor

Staff Members Present:

Brian Lamb	Meritus	
Nicole Chamberlain	Meritus	
Vivek Babbar	District Counsel	<i>via conference call</i>

There were no audience members in attendance.

2. OATH OF OFFICE – ROB BARBER

This item will be continued to the next meeting on June 7, 2018.

3. PUBLIC COMMENTS ON AGENDA ITEMS

There were no audience questions and comments on agenda items.

4. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

5. BUSINESS ITEMS

A. Consideration of Resolution 2018-05; Re-Designating Officers

Mr. Lamb went over the Resolution with the Board. Supervisor Hills will be the Chair, Supervisor Motko will be the Vice Chair, Mr. Lamb will be the Secretary, Eric Davidson at Meritus will be the Treasurer, and the balance of the Board will be Assistant Secretaries. This item will be continued to the June 7, 2018 meeting until after the new Board member can be sworn in.

B. Consideration of Resolution 2018-06; Approving Fiscal Year 2019 Proposed Budget & Setting Public Hearing

Mr. Lamb stated that this item will be continued to June 7, 2018 at 2:00 p.m. at the Meritus office.

C. Annual Disclosure of Qualified Electors

Mr. Lamb announced that as of April 15, 2018, Ventana CDD has 0 qualified electors.

D. Announcement of Landowners Election in November 2018
a. Sample Ballot & Proxy

Mr. Lamb reviewed the Landowners Election in November 2018 with the Board.

E. Consideration of Resolution 2018-07; Landowners Election

Mr. Lamb went over the resolution with the Board.

MOTION TO:	Approve Resolution 2018-07.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

F. General Matters of the District

6. CONSENT AGENDA

- A. Consideration of Minutes of the Public Hearing and Regular Meeting Aug. 3, 2017**
- B. Consideration of Minutes of the Continued Meeting Aug. 11, 2017**
- C. Consideration of Minutes of the Special Meeting Dec. 4, 2017**
- D. Consideration of Minutes of the Continued Meeting Dec. 18, 2017**
- E. Consideration of Minutes of the Special Meeting Jan. 4, 2018**
- F. Consideration of Minutes of the Special Meeting Feb. 23, 2018**
- G. Consideration of Minutes of the Special Meeting Mar. 6, 2018**
- H. Consideration of Operations and Maintenance Expenditures Jul. 2017 – Sep. 2017**
- I. Consideration of Operations and Maintenance Expenditures Oct. 2017 – Mar. 2018**
- J. Review of Financial Statements through March 31, 2018**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests or audience comments.

8. ADJOURNMENT

MOTION TO:	Continue the meeting to June 7, 2018 at 2:00 p.m. at the Meritus office.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in a summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

☐ **Chair**

☐ **Vice Chair**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date



Official District Seal

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

June 7, 2018 Minutes of Continued Meeting

Minutes of the Continued Meeting

The Continued Meeting of the Board of Supervisors of the Ventana Community Development District was held on **Thursday, June 7, 2018 at 2:00 p.m.** at Meritus, 2005 Pan Am Circle Suite 120, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Mr. Lamb called the Continued Meeting of the Board of Supervisors of the Ventana Community Development District to order on **Thursday, June 7, 2018 at approximately 2:20 p.m.** and identified the supervisors present constituting a quorum.

Supervisors Present and Constituting a Quorum at the onset of the meeting:

Jeff Hills	Chairman	
Ryan Motko	Vice Chairman	
Albert Viera	Supervisor	
Nick Dister	Supervisor	
Brady Lefere	Supervisor	<i>appointed during the meeting</i>

Staff Members Present:

Brian Lamb	Meritus
Nicole Chamberlain	Meritus
John Vericker	District Counsel

Steve Luc and Kelly Evans were also in attendance.

There were no other audience members in attendance.

2. PUBLIC COMMENTS ON AGENDA ITEMS

There were no audience questions and comments on agenda items.

3. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

4. BUSINESS ITEMS

A. Consideration of Resolution 2018-06; Approving Fiscal Year 2019 Proposed Budget & Setting Public Hearing

Mr. Lamb went over the resolution and budget line items with the Board.

MOTION TO:	Approve Resolution 2018-06.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

B. General Matters of the District

Mr. Lamb went over Rob Barber not accepting the Board nomination and the resulting vacancy for Seat 5. The Board decided to appoint Brady Lefere to the Board.

MOTION TO:	Appoint Brady Lefere to Seat 5.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Viera
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

Mr. Lamb stated that he will administer the Oath of Office to Mr. Lefere after the meeting.

5. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests or audience comments.

6. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in a summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

☐ **Chair**

☐ **Vice Chair**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date



Official District Seal

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8319	\$ 1,000.00		Management Services - April
Monthly Contract Sub-Total		\$ 1,000.00		
Variable Contract				
Stantec	1335471	\$ 587.50		Professional Services - General Consulting - thru 03/16/18
Straley Robin Vericker	15638	46.85		Professional Services - General - thru 04/15/18
Variable Contract Sub-Total		\$ 634.35		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Meritus Districts	8378	\$ 750.00		Construction Accounting - March
Additional Services Sub-Total		\$ 750.00		
TOTAL:		\$ 2,384.35		

Approved (with any necessary revisions noted):

Signature

Printed Name

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070



INVOICE


Invoice Number: 8319
Invoice Date: Apr 1, 2018
Page: 1

Bill To:

Ventana CDD
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Ventana CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		4/1/18

Quantity	Item	Description	Unit Price	Amount
	District Management	District Management Services - April		1,000.00
				

Subtotal	1,000.00
Sales Tax	
Total Invoice Amount	1,000.00
Payment/Credit Applied	
TOTAL	1,000.00

Check/Credit Memo No:

REVIEWEDdthomas 3/22/2018



INVOICE

Page 1 of 1

Invoice Number	1335471
Invoice Date	March 26, 2018
Purchase Order	215613307
Customer Number	138587
Project Number	215613307

Bill To

Ventana CDD
Accounts Payable
c/o Meritus Districts
2005 Pan Am Circle Drive
Tampa FL 33607
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project Ventana CDD

Project Manager	Stewart, Tonja L	Contract Upset	65,500.00
Current Invoice Total (USD)	587.50	Amount Billed to Date	10,587.50
		For Period Ending	March 16, 2018

Process requisitions

Top Task 218 2018 FY General Consulting**Professional Services**

Billing Level		Current Hours	Rate	Current Amount
Level 05	Nurse, Vanessa M	2.25	110.00	247.50
Level 13	Stewart, Tonja L	2.00	170.00	340.00
	Subtotal Professional Services	<u>4.25</u>		<u>587.50</u>

Top Task Subtotal	2018 FY General Consulting	587.50
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Total Fees & Disbursements	<u>587.50</u>
INVOICE TOTAL (USD)	587.50

Due on Receipt

Please contact Brenna Kaiser if you have any questions concerning this invoice.

Phone: (813) 223-9500 E-mail: brenna.kaiser@Stantec.com

**** PLEASE INCLUDE INVOICE # WITH PAYMENT ****

Thank you.

REVIEWEDdtthomas 4/27/2018

Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

Ventana Community Development District
c/o Meritus Districts
2005 PAN AM CIRCLE, SUITE 120
Tampa, FL 33607

April 18, 2018
Client: 001470
Matter: 000001
Invoice #: 15638

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2018

DISBURSEMENTS

Date	Description of Disbursements	Amount
3/8/2018	XPRESS DELIVERIES, LLC- Courier Service- Courier Service	\$27.75
3/26/2018	XPRESS DELIVERIES, LLC- Courier Service- Courier Service	\$18.50
4/13/2018	Photocopies (4 @ \$0.15)	\$0.60
	Total Disbursements	\$46.85
	Total Services	\$0.00
	Total Disbursements	\$46.85
	Total Current Charges	\$46.85

PAY THIS AMOUNT \$46.85

Please Include Invoice Number on all Correspondence

REVIEWEDdthomas 4/27/2018

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Voice: 813-397-5121

Fax: 813-873-7070

INVOICE

Invoice Number: 8378

Invoice Date: Apr 18, 2018

Page: 1

Bill To:

Ventana CDD
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Ventana CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			4/18/18

Quantity	Item	Description	Unit Price	Amount
		Series 2018 construction accounting - March		750.00
Subtotal				750.00
Sales Tax				
Total Invoice Amount				750.00
Payment/Credit Applied				
TOTAL				750.00

Check/Credit Memo No:

REVIEWEDthomas 4/27/2018

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8367	\$ 1,125.35		Management Services - May
Monthly Contract Sub-Total		\$ 1,125.35		
Variable Contract				
Straley Robin Vericker	15777	\$ 301.60		Professional Services - General - thru 05/15/18
Variable Contract Sub-Total		\$ 301.60		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Tampa Bay Times	99212 033118	\$ 40.29		Finance Charge - 03/31/18
Tampa Bay Times	99212 043018	7.39	\$ 47.68	Previous Balance & Finance Charge - 04/30/18
Regular Services Sub-Total		\$ 47.68		
Additional Services				
Meritus Districts	8419	\$ 500.29		Payment of Times Ad - 05/24/18
Additional Services Sub-Total		\$ 500.29		
TOTAL:		\$ 1,974.92		

Approved (with any necessary revisions noted):

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Voice: 813-397-5121

Fax: 813-873-7070

INVOICE

Invoice Number: 8367

Invoice Date: May 1, 2018

Page: 1

Bill To:

Ventana CDD
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Ventana CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			5/1/18

Quantity	Item	Description	Unit Price	Amount
	District Management	District Management Services - May		1,000.00
	Bank Fee	SunTrust acct analysis fee		125.35
Subtotal				1,125.35
Sales Tax				
Total Invoice Amount				1,125.35
Payment/Credit Applied				
TOTAL				1,125.35

Check/Credit Memo No:

REVIEWEDdthomas 4/27/2018

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Ventana Community Development District

c/o Meritus Districts

2005 PAN AM CIRCLE, SUITE 120

Tampa, FL 33607

May 23, 2018

Client: 001470

Matter: 000001

Invoice #: 15777

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2018

SERVICES

Date	Person	Description of Services	Hours	
4/17/2018	LB	EMAIL TO B. CRUTCHFIELD RE RESOLUTIONS AND RELATED DOCUMENTS FOR BUDGET MEETINGS; REVIEW EMAIL FROM B. CRUTCHFIELD RE PRELIMINARY BUDGET MEETING AND PUBLIC HEARING ON BUDGET FOR FY 2018/2019.	0.2	
4/18/2018	LB	PREPARE DRAFT RESOLUTION ADOPTING PRELIMINARY BUDGET AND SETTING PUBLIC HEARING FOR FISCAL YEAR 2018/2019.	0.4	
4/19/2018	LB	REVIEW SEAT AND TERMS FOR BOARD OF SUPERVISORS RE LANDOWNER ELECTIONS FOR 2018.	0.2	
4/20/2018	LB	FINALIZE RESOLUTION RE PRELIMINARY BUDGET FOR FY 2018/2019 AND SETTING PUBLIC HEARING; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING SAME.	0.2	
4/27/2018	LB	REVIEW EMAIL AND AGENDA FROM B. CRUTCHFIELD RE AGENDAS FOR MAY 3 BOARD MEETING; PREPARE EMAIL TO B. CRUTCHFIELD REQUESTING COPY FOR OUR FILES OF A RESOLUTION FROM THE MARCH 6TH BOARD MEETING.	0.2	
4/30/2018	LB	REVIEW EMAIL FROM B. CRUTCHFIELD.	0.1	
5/3/2018	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	0.4	
Total Professional Services			1.7	\$295.00

REVIEWEDdthomas 5/29/2018

May 23, 2018

Client: 001470

Matter: 000001

Invoice #: 15777

Page: 2

PERSON RECAP

Person	Hours	Amount
VKB Vivek K. Babbar	0.4	\$100.00
LB Lynn Butler	1.3	\$195.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
5/15/2018	Photocopies (44 @ \$0.15)	\$6.60
	Total Disbursements	\$6.60

Total Services	\$295.00
Total Disbursements	\$6.60
Total Current Charges	\$301.60

PAY THIS AMOUNT	\$301.60
------------------------	-----------------

Please Include Invoice Number on all Correspondence

[illegible]

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

INVOICE

Invoice Number: 8419
Invoice Date: May 24, 2018
Page: 1

Voice: 813-397-5121

Fax: 813-873-7070

Bill To:

Ventana CDD
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Ventana CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			5/24/18

Quantity	Item	Description	Unit Price	Amount
		Payment by District Management Services of Tampa Bay Times ad #594735		500.29
Subtotal				500.29
Sales Tax				
Total Invoice Amount				500.29
Payment/Credit Applied				
TOTAL				500.29

Check/Credit Memo No:

REVIEWEDdthomas 5/25/2018

Vendor: Tampa Bay Times
Remittor: Meritus Districts

Check Number: 60997
Check Date: May 24, 2018
Check Amount: \$500.29

Item to be Paid - Description	Discount Taken	Amount Paid
992 12/594735		500.29

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

MERITUS DISTRICTS
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FLORIDA 33607
PH. (813) 397-5121

60997
May 24, 2018

Bank of the Ozarks

PAY Five Hundred and 29/100 Dollars

\$ 500.29

TO THE ORDER OF
Tampa Bay Times
Dpt 3396
P.O. Box 123396
Dallas, TX 75312-3396



SECURITY FEATURES INCLUDED, DETAILS ON BACK

60997 1206311413710185305211

Vendor: Tampa Bay Times
Remittor: Meritus Districts

Check Number: 60997
Check Date: May 24, 2018
Check Amount: \$500.29

Item to be Paid - Description	Discount Taken	Amount Paid
992 12/594735		500.29

Tampa Bay Times
Published Daily

STATE OF FLORIDA) ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared Deirdre Almeida who on oath says that he/she is Legal Clerk of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: Special Meeting was published in Tampa Bay Times: 2/11/18. in said newspaper in the issues of Baylink Hillsborough

Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

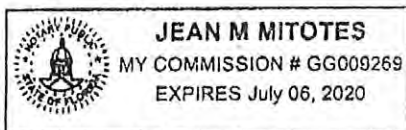
Signature of Affiant

Sworn to and subscribed before me this 02/11/2018.

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



**VENTANA COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF SPECIAL BOARD OF SUPERVISORS' MEETING**

The Special meeting of the Board of Supervisors (the "Board") of the Ventana Community Development District is scheduled to be held on Friday, February 23, 2018 at 11:30 a.m., at the office of Meritus Districts, located at 2005 Pan Am Circle, Suite 120, Tampa, FL 33607.

A copy of the agenda may be obtained at the offices of the District Manager, Meritus Districts, or by calling Mr. Lamb at (813) 397-5120, during normal business hours. Additionally, a copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at www.ventanacdd.com.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be an occasion where one or more supervisors will participate by telephone. At the above location, there will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 397-5121 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Brian Lamb
District Manager

Run Date: 02-11-2018

593975

Account Rep:
Credit Rep: 727-893-8282
Fed Tax ID: 59-0482470

PAGE 1

PERIOD ENDING	02/28/18
PREVIOUS BALANCE	\$2,034.69
CURRENT CHARGES	\$1,245.11
ADJUSTMENTS	\$0.00
PAYMENTS	(\$593.78)
BALANCE DUE	\$2,686.02

[illegible]

Tampa Bay Times
tampabay.com

Account Rep:
Credit Rep: 727-893-8282
Fed Tax ID: 59-0482470

CUSTOMER SUMMARY FOR
VENTANA CDD

VENTANA CDD
2005 PAM AM CIRCLE STE 120
TAMPA FL 33607

PERIOD ENDING	03/31/18
PREVIOUS BALANCE	\$2,686.02
CURRENT CHARGES	\$40.29
ADJUSTMENTS	\$0.00
PAYMENTS	\$0.00
BALANCE DUE	\$2,726.31

ADVERTISING STATEMENT AND INVOICE

Terms of Payment: Net 30

Start	Stop	Ad Number	Zone	Class	Description PO Number	Insertions	Size	Net Amount
					BALANCE FORWARD			\$2,686.02
	03/31/18				FINANCE CHARGE			\$40.29

Tampa Bay Times
tampabay.com

Amount due: \$2,726.31

Due Date: 4/30/2018 Amount Paid:

Billing Date		Due Date: 4/30/2018		Amount Paid: _____	
3/31/2018					
Billing Period	Advertiser Name	Account Number	Agency Name	Agency Number	Prepaid*
03/01/18 - 03/31/18	VENTANA CDD	99212			
Total Amount Due	Current Period	30 Days	60 Days	90 Days	120 Days
\$2,726.31	\$40.29	\$1,245.11	\$1,440.91	\$0.00	\$0.00

REMIT TO:
TAMPA BAY TIMES
DEPT 3396
P O BOX 123396
DALLAS, TX 75312-3396

20009921200000000000000000031030000040290001245110001440910000000000000000000006400000

[illegible]

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8413	\$ 1,019.02		Management Services - June
Monthly Contract Sub-Total		\$ 1,019.02		
Variable Contract				
Straley Robin Vericker	15874	\$ 105.00		Professional Services - General - thru 06/15/18
Variable Contract Sub-Total		\$ 105.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 1,124.02		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

INVOICE

Invoice Number: 8413
Invoice Date: Jun 1, 2018
Page: 1

Voice: 813-397-5121

Fax: 813-873-7070

Bill To:

Ventana CDD
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Ventana CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			6/1/18

Quantity	Item	Description	Unit Price	Amount
	District Management	District Management Services - June		1,000.00
	Bank Fee	SunTrust acct analysis fee		19.02
Subtotal				1,019.02
Sales Tax				
Total Invoice Amount				1,019.02
Payment/Credit Applied				
TOTAL				1,019.02

Check/Credit Memo No:

REVIEWEDdthomas 5/23/2018

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Ventana Community Development District
c/o Meritus Districts
2005 PAN AM CIRCLE, SUITE 120
Tampa, FL 33607

June 26, 2018

Client: 001470

Matter: 000001

Invoice #: 15874

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2018

SERVICES

Date	Person	Description of Services	Hours	
5/24/2018	LB	REVIEW FILE RE STATUS OF RECEIVING AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2017; PREPARE EMAIL TO DISTRICT MANAGER RE STATUS OF AUDITOR TRANSMITTING REQUEST LETTER FOR OUR RESPONSE.	0.1	
6/9/2018	LB	PREPARE DRAFT PUBLICATION NOTICES RE FY 2018/2019 BUDGET HEARINGS.	0.6	
Total Professional Services			0.7	\$105.00

PERSON RECAP

Person	Hours	Amount
LB Lynn Butler	0.7	\$105.00

REVIEWEDdtthomas 7/3/2018

June 26, 2018

Client: 001470

Matter: 000001

Invoice #: 15874

Page: 2

Total Services	\$105.00	
Total Disbursements	\$0.00	
Total Current Charges		\$105.00

PAY THIS AMOUNT

\$105.00

Please Include Invoice Number on all Correspondence

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8455	\$ 1,000.00		Management Services - July
Monthly Contract Sub-Total		\$ 1,000.00		
Variable Contract				
Stantec	1379406	\$ 110.00		Professional Services - General Consulting - thru 06/22/18
Straley Robin Vericker	15985	105.00		Professinoal Services - General - thru 07/15/18
Variable Contract Sub-Total		\$ 215.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Tampa Bay Times	657043 072018	\$ 784.00		FY19 Budget - 07/20/18
Regular Services Sub-Total		\$ 784.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 1,999.00		

Approved (with any necessary revisions noted):

Signature

Printed Name

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 8455
Invoice Date: Jul 1, 2018
Page: 1

Bill To:
Ventana CDD 2005 Pan Am Circle Suite 120 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Ventana CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			7/1/18

Quantity	Item	Description	Unit Price	Amount
	District Management	District Management Services - July M		1,000.00
Subtotal				1,000.00
Sales Tax				
Total Invoice Amount				1,000.00
Payment/Credit Applied				
TOTAL				1,000.00

Check/Credit Memo No:

REVIEWED dthomas 7/3/2018



INVOICE

Page 1 of 1

Invoice Number	1379406
Invoice Date	July 3, 2018
Purchase Order	215613307
Customer Number	138587
Project Number	215613307

Bill To

Ventana CDD
Accounts Payable
c/o Meritus Districts
2005 Pan Am Circle Drive
Tampa FL 33607
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project	Ventana CDD			
	Project Manager	Stewart, Tonja L	For Period Ending	June 22, 2018
	Current Invoice Total (USD)	110.00		

Process requisitions

Top Task **218** **2018 FY General Consulting****Professional Services**

Billing Level		Current Hours	Rate	Current Amount
Level 05	Nurse, Vanessa M	1.00	110.00	110.00
	Subtotal Professional Services	<u>1.00</u>		<u>110.00</u>

Top Task Subtotal	2018 FY General Consulting	110.00
-------------------	----------------------------	--------

Total Fees & Disbursements	<u>110.00</u>
---------------------------------------	---------------

INVOICE TOTAL (USD)	110.00
----------------------------	---------------

Due on Receipt

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 939-1020 E-mail: Summer.Fillinger@Stantec.com**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

REVIEWEDdthomas 8/1/2018

Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

Ventana Community Development District
c/o Meritus Districts
2005 PAN AM CIRCLE, SUITE 120
Tampa, FL 33607

July 20, 2018
Client: 001470
Matter: 000001
Invoice #: 15985

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2018

SERVICES

Date	Person	Description of Services	Hours	
6/25/2018	LB	FINALIZE PUBLICATIONS FOR FY 2018/2019 BUDGET HEARINGS AND MEETING; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING PUBLICATIONS AND INSTRUCTIONS FOR SAME.	0.2	
6/26/2018	LB	PREPARE EMAIL TO A. WOLFE RE STATUS OF RECEIVING AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2017; REVIEW EMAIL FROM A. WOLFE RE AUDIT LETTER NOT REQUIRED BY THE DISTRICT FOR FISCAL YEAR ENDED SEPTEMBER 30, 2017.	0.1	
7/5/2018	LB	REVIEW DATE OF PUBLIC HEARING/MEETING FOR FY 2018/2019 BUDGET AND ASSESSMENTS; PREPARE EMAIL TO S. KENNESTON RE STATUS OF PUBLICATIONS AND DATE WILL PROVIDE THE RESOLUTIONS FOR THE BUDGET HEARING.	0.1	
7/6/2018	LB	REVIEW EMAIL AND SPREADSHEET FROM S. KENNESTON WITH PUBLICATION DATES FOR BUDGET HEARING NOTICES.	0.1	
7/9/2018	LB	OFFICE CONFERENCE WITH J. VERICKER RE BUDGET PUBLICATIONS SENT TO THE TAMPA BAY TIMES; EMAILS TO AND FROM D. ALMEIDA, TAMPA BAY TIMES, RE SAME; OFFICE CONFERENCE WITH J. VERICKER AND REVIEW OF PUBLICATION FOR FY 2018/2019 BUDGET HEARING/MEETING; PREPARE EMAIL TO D. ALMEIDA RE SAME.	0.2	
Total Professional Services			0.7	\$105.00

REVIEWEDdtthomas 8/1/2018

July 20, 2018
Client: 001470
Matter: 000001
Invoice #: 15985

Page: 2

PERSON RECAP

Person	Hours	Amount
LB Lynn Butler	0.7	\$105.00

Total Services	\$105.00
Total Disbursements	\$0.00
Total Current Charges	\$105.00

PAY THIS AMOUNT	\$105.00
------------------------	-----------------

Please Include Invoice Number on all Correspondence


Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: 2018/2019 Budget** was published in **Tampa Bay Times: 7/13/18, 7/20/18**, in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper


 Signature of Affiant

Sworn to and subscribed before me this 07/20/2018.


 Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____

**VENTANA COMMUNITY DEVELOPMENT DISTRICT****NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2018/2019 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Ventana Community Development District ("District") will hold a public hearing on September 6, 2018 at 2:00 p.m. at the office of Meritus located at 2005 Pan Am Circle, Suite 120, Tampa, FL 33607 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2018 and ending September 30, 2019 ("Fiscal Year 2018/2019"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, (813) 397-5120 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

 Brian Lamb
 District Manager

Run Date: 7/13/2018 & 7/20/2018

657043

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
July 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 7/31/2018
(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)	1,127	0	0	0	0	1,127
Investment-Revenue 2018 (6000)	0	1,433	0	0	0	1,433
Investment-Interest 2018 (6001)	0	931,953	0	0	0	931,953
Investment-Reserve 2018 (6003)	0	798,863	0	0	0	798,863
Investment-Construction 2018 (6005)	0	0	5,682,136	0	0	5,682,136
Investment-Amenity 2018 (6006)	0	0	4,997,171	0	0	4,997,171
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 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	3,160,079	0	3,160,079
Amount To Be Provided-Debt Service	0	0	0	0	16,430,000	16,430,000
Total Assets	<u>1,127</u>	<u>1,732,248</u>	<u>10,679,307</u>	<u>3,160,079</u>	<u>16,430,000</u>	<u>32,002,762</u>
Liabilities						
Accounts Payable	16,246	0	0	0	0	16,246
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	<u>16,246</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>16,430,000</u>	<u>16,446,246</u>
Fund Equity & Other Credits						
Fund Balance-Unreserved	(915)	0	0	0	0	(915)
Investment in General Fixed Assets	0	0	0	3,160,079	0	3,160,079
Other	(14,204)	1,732,248	10,679,307	0	0	12,397,352
Total Fund Equity & Other Credits	<u>(15,119)</u>	<u>1,732,248</u>	<u>10,679,307</u>	<u>3,160,079</u>	<u>0</u>	<u>15,556,516</u>
Total Liabilities & Fund Equity	<u>1,127</u>	<u>1,732,248</u>	<u>10,679,307</u>	<u>3,160,079</u>	<u>16,430,000</u>	<u>32,002,762</u>

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2017 Through 7/31/2018
(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	12,469	(354,006)	(97)%
Total Revenues	366,475	12,469	(354,006)	(97)%
Expenditures				
Financial & Administrative				
District Manager	45,000	10,000	35,000	78 %
District Engineer	25,000	698	24,303	97 %
Disclosure Report	5,000	0	5,000	100 %
Trustee Fees	9,500	0	9,500	100 %
Accounting Services	0	750	(750)	0 %
Auditing Services	6,500	0	6,500	100 %
Postage, Phone, Faxes, Copies	1,200	0	1,200	100 %
Public Officials Insurance	2,100	1,561	539	26 %
Legal Advertising	2,000	4,152	(2,152)	(108)%
Bank Fees	250	388	(138)	(55)%
Dues, Licenses, & Fees	175	175	0	0 %
Office Supplies	250	329	(79)	(32)%
Legal Counsel				
District Counsel	16,500	8,620	7,880	48 %
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	366,475	26,673	339,802	93 %
Excess of Revenues Over (Under) Expenditures	0	(14,204)	(14,204)	0 %
Fund Balance, Beginning of Period	0	(915)	(915)	0 %
Fund Balance, End of Period	0	(15,119)	(15,119)	0 %

Ventana CDD
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018
From 10/1/2017 Through 7/31/2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1,433</u>	<u>1,433</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>1,433</u>	<u>1,433</u>	<u>0 %</u>
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	<u>0</u>	<u>1,730,816</u>	<u>1,730,816</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>1,730,816</u>	<u>1,730,816</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>1,732,248</u>	<u>1,732,248</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,732,248</u></u>	<u><u>1,732,248</u></u>	<u><u>0 %</u></u>

Ventana CDD
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018
From 10/1/2017 Through 7/31/2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>10,030</u>	<u>10,030</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>10,030</u>	<u>10,030</u>	<u>0 %</u>
Expenditures				
Financial & Administrative				
District Manager	0	35,000	(35,000)	0 %
District Engineer	0	10,000	(10,000)	0 %
Trustee Fees	0	5,700	(5,700)	0 %
District Counsel	0	35,500	(35,500)	0 %
Miscellaneous Fees	0	1,250	(1,250)	0 %
Legal Counsel				
District Counsel	0	6,500	(6,500)	0 %
Underwriting Counsel	0	45,000	(45,000)	0 %
Legal Counsel	0	47,500	(47,500)	0 %
Other Physical Environment				
Improvements Other Than Buildings	<u>0</u>	<u>3,160,079</u>	<u>(3,160,079)</u>	<u>0 %</u>
Total Expenditures	<u>0</u>	<u>3,346,529</u>	<u>(3,346,529)</u>	<u>0 %</u>
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	<u>0</u>	<u>14,015,806</u>	<u>14,015,806</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>14,015,806</u>	<u>14,015,806</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>10,679,307</u>	<u>10,679,307</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>10,679,307</u>	<u>10,679,307</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues & Expenditures

900 - General Fixed Assets
From 10/1/2017 Through 7/31/2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	3,160,079	3,160,079	0 %
Fund Balance, End of Period	<u>0</u>	<u>3,160,079</u>	<u>0</u>	<u>0 %</u>

Ventana CDD
Reconcile Cash Accounts

Summary

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

Reconciliation ID: 07/31/18

Reconciliation Date: 7/31/2018

Status: Locked

Bank Balance	1,126.72
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	1,126.72
Balance Per Books	<u>1,126.72</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: 07/31/18

Reconciliation Date: 7/31/2018

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1010	7/6/2018	System Generated Check/Voucher	8,888.74	Meritus Districts
1011	7/6/2018	System Generated Check/Voucher	4,651.24	Straley & Robin
1012	7/13/2018	System Generated Check/Voucher	2,568.78	Meritus Districts
1013	7/13/2018	System Generated Check/Voucher	100.00	Straley & Robin
CD016	7/20/2018	Bank Fee	<u>25.27</u>	
Cleared Checks/Vouchers			<u>16,234.03</u>	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 07/31/18

Reconciliation Date: 7/31/2018

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	1133	6/27/2018	Developer Funding - 06.27.18	17,339.25
Cleared Deposits				17,339.25

SUNTRUST BANK
PO BOX 305183
NASHVILLE TN 37230-5183



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07/31/2018
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Account Statement

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

Questions? Please call
1-800-786-8787

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Account Summary	Account Type	Account Number	Statement Period
	PUB FUNDS ANALYZED CHECKING		07/01/2018 - 07/31/2018

Description	Amount	Description	Amount
Beginning Balance	\$21.50	Average Balance	\$6,771.17
Deposits/Credits	\$17,339.25	Average Collected Balance	\$5,652.53
Checks	\$16,208.76	Number of Days in Statement Period	31
Withdrawals/Debits	\$25.27		
Ending Balance	\$1,126.72		

Overdraft Protection	Account Number	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
	07/03	17,339.25		DEPOSIT				
Deposits/Credits: 1				Total Items Deposited: 1				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1010	8,888.74	07/11	1012	2,568.78	07/18	1013	100.00	07/23
	1011	4,651.24	07/17						
Checks: 4									

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	07/20	25.27		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	07/01	21.50	21.50	07/17	3,820.77	3,820.77
	07/03	17,360.75	21.75	07/18	1,251.99	1,251.99
	07/05	17,360.75	17,360.75	07/20	1,226.72	1,226.72
	07/11	8,472.01	8,472.01	07/23	1,126.72	1,126.72

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.

07/31/2018



Account Statement

To change your address, please call 1-800-SUNTRUST (1-800-786-8787).

Complete this section to balance this statement to your transaction register.

Month _____ Year _____

Bank Balance Shown on statement	\$
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Add (+) \$ _____
Deposits not shown on this statement (if any). _____

Total (+) \$ _____

Subtract (-)

Checks and other items outstanding but not paid on this statement (if any).

[illegible]

Total (-) \$

Balance \$

These balances should agree

Your Transaction Register Balance \$ _____

Add (+) \$ _____
Other credits shown on _____
this statement but not _____
in transaction register. _____

Add (+) \$ _____
Interest paid (for use in balancing interest-bearing accounts only).

Total (+) \$

Subtract (-) Other debits shown on this statement but not in transaction register.

Service Fees (if any)	\$

Total (-) \$

Balance \$ _____

In Case Of Errors Or Questions About Your Electronic Transfers (EFT)

Telephone us at 800.447.8994, Option 1 or write us at SunTrust Bank, Attention: Fraud Assistance Center, P.O. Box 4418, Mail Code GA-MT-0413, Atlanta, GA 30302 as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. (1) Tell us your name and account number (if any). (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information. (3) Tell us the dollar amount of the suspected error. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error so that you will have the use of the money during the time it takes us to complete our investigation.