

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2019



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

Ventana CDD

Balance Sheet

As of 6/30/2019
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2018	Capital Projects Fund - Series 2018	General Fixed Assets	General Long-Term Debt	Total
Assets						
Cash--Operating Account (Suntrust)	9,604	0	0	0	0	9,604
Investment-Revenue 2018 (6000)	0	101,940	0	0	0	101,940
Investment-Interest 2018 (6001)	0	0	0	0	0	0
Investment-Reserve 2018 (6003)	0	798,863	0	0	0	798,863
Investment-Construction 2018 (6005)	0	0	849,350	0	0	849,350
Investment-Amenity 2018 (6006)	0	0	4,770,808	0	0	4,770,808
Investment-Cost of Issuance 2018 (6007)	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid D & O Insurance	0	0	0	0	0	0
Prepaid Trustee Fees	2,074	0	0	0	0	2,074
Construction Work in Progress	0	0	0	8,241,079	0	8,241,079
Amount To Be Provided-Debt Service	0	0	0	0	16,430,000	16,430,000
Other	0	0	0	0	0	0
Total Assets	11,678	900,802	5,620,159	8,241,079	16,430,000	31,203,718
Liabilities						
Accounts Payable	33,188	0	0	0	0	33,188
Accounts Payable-Other	0	0	0	0	0	0
Retainage Payable	0	0	49,481	0	0	49,481
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	33,188	0	49,481	0	16,430,000	16,512,669
Fund Equity & Other Credits						
Retained Earnings-All Other Reserves	0	1,733,129	9,244,648	0	0	10,977,777
Fund Balance-Unreserved	(1)	0	0	0	0	(1)
Investment in General Fixed Assets	0	0	0	8,241,079	0	8,241,079
Other	(21,509)	(832,327)	(3,673,970)	0	0	(4,527,806)
Total Fund Equity & Other Credits	(21,510)	900,802	5,570,678	8,241,079	0	14,691,049
Total Liabilities & Fund Equity	11,678	900,802	5,620,159	8,241,079	16,430,000	31,203,718

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 6/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Off Roll	0	8,574	8,574	0 %
Contributions & Donations From Private Sources				
Developer Contributions	366,475	32,388	(334,087)	(91)%
Total Revenues	<u>366,475</u>	<u>40,963</u>	<u>(325,512)</u>	<u>(89)%</u>
Expenditures				
Financial & Administrative				
District Manager	45,000	33,750	11,250	25 %
District Engineer	20,500	2,065	18,435	90 %
Disclosure Report	5,000	0	5,000	100 %
Trustee Fees	9,500	2,074	7,426	78 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	6,500	4,823	1,677	26 %
Postage, Phone, Faxes, Copies	1,200	6	1,194	99 %
Public Officials Insurance	2,100	1,600	500	24 %
Legal Advertising	2,000	2,065	(65)	(3)%
Bank Fees	250	86	164	65 %
Dues, Licenses, & Fees	175	3,075	(2,900)	(1,657)%
Office Supplies	250	0	250	100 %
Website Maintenance	0	50	(50)	0 %
Legal Counsel				
District Counsel	16,500	4,855	11,645	71 %
Electric Utility Services				
Electric Utility Services	66,500	319	66,181	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	1,652	38,348	96 %
Landscape Maintenance-Contract	80,000	6,050	73,950	92 %
Landscape Maintenance-Other	10,000	0	10,000	100 %
Plant Replacement Program	5,000	0	5,000	100 %
Irrigation Maintenance	5,000	0	5,000	100 %
Pool Maintenance	10,000	0	10,000	100 %
Club Facility Maintenance	10,000	0	10,000	100 %
Total Expenditures	<u>366,475</u>	<u>62,472</u>	<u>304,003</u>	<u>83 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(21,509)</u>	<u>(21,509)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(1)	(1)	0 %
Fund Balance, End of Period	<u>0</u>	<u>(21,510)</u>	<u>(21,510)</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018
From 10/1/2018 Through 6/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	812,356	0	(812,356)	(100)%
Debt Service Assmts-Off Roll	0	96,753	96,753	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>2,874</u>	<u>2,874</u>	<u>0 %</u>
Total Revenues	<u>812,356</u>	<u>99,626</u>	<u>(712,730)</u>	<u>(88)%</u>
Expenditures				
Debt Service Payments				
Interest	<u>812,356</u>	<u>931,953</u>	<u>(119,597)</u>	<u>(15)%</u>
Total Expenditures	<u>812,356</u>	<u>931,953</u>	<u>(119,597)</u>	<u>(15)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(832,327)</u>	<u>(832,327)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	1,733,129	1,733,129	0 %
Fund Balance, End of Period	<u>0</u>	<u>900,802</u>	<u>900,802</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018
 From 10/1/2018 Through 6/30/2019
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	16,498	16,498	0 %
Total Revenues	<u>0</u>	<u>16,498</u>	<u>16,498</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	3,690,468	(3,690,468)	0 %
Total Expenditures	<u>0</u>	<u>3,690,468</u>	<u>(3,690,468)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(3,673,970)</u>	<u>(3,673,970)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	9,244,648	9,244,648	0 %
Fund Balance, End of Period	<u>0</u>	<u>5,570,678</u>	<u>5,570,678</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues & Expenditures

900 - General Fixed Assets
 From 10/1/2018 Through 6/30/2019
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Fund Balance, Beginning of Period	0	8,241,079	8,241,079	0 %
Fund Balance, End of Period	<u> 0 </u>	<u> 8,241,079 </u>	<u> 4,550,611 </u>	<u> 0 % </u>

Ventana CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 06/30/19
Reconciliation Date: 6/30/2019
Status: Locked

Bank Balance	3,924.09
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	5,680.02
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	9,604.11
Balance Per Books	<u>9,604.11</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: 06/30/19
Reconciliation Date: 6/30/2019
Status: Locked

Outstanding Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	581007572	6/28/2019	Off Roll - Blk 6 7 Lot 1 2 3 4 11 12 2 3 4 5	5,680.02
Outstanding Deposits				5,680.02

Ventana CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 06/30/19
Reconciliation Date: 6/30/2019
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1040	6/13/2019	System Generated Check/Voucher	21.68	Tampa Electric
CD032	6/28/2019	Bank Fee	<u>15.00</u>	
Cleared Checks/Vouchers			36.68	
			<u><u>36.68</u></u>	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 06/30/19

Reconciliation Date: 6/30/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	90325042	6/5/2019	Developer Funding - 05.24.19	2,144.07
	1244661	6/13/2019	Developer Funding - 06.13.19	<u>1,743.12</u>
Cleared Deposits				<u><u>3,887.19</u></u>

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 06/30/19

Reconciliation Date: 6/30/2019

Status: Locked

Cleared Other Cash Items

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
221006978276 050719	6/4/2019	paid online service 04/04/19 - 05/02/19	(297.31)
Cleared Other Cash Items			(297.31)

06/30/2019



Account Statement

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

Questions? Please call
 1-800-786-8787

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS PRIMARY CHECKING		06/01/2019 - 06/30/2019

Description	Amount	Description	Amount
Beginning Balance	\$370.89	Average Balance	\$2,457.44
Deposits/Credits	\$3,887.19	Average Collected Balance	\$2,184.94
Checks	\$21.68	Number of Days in Statement Period	30
Withdrawals/Debits	\$312.31		
Ending Balance	\$3,924.09		

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
	06/07	2,144.07		DEPOSIT	06/20	1,743.12		DEPOSIT
Deposits/Credits: 2				Total Items Deposited: 2				

Checks	Check Number	Amount	Date Paid
	1040	21.68	06/19
Checks: 1			

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	06/05	297.31		ELECTRONIC/ACH DEBIT TECO/PEOPLE GAS UTILITYBIL221006978276
	06/28	15.00		MAINTENANCE FEE
Withdrawals/Debits: 2				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	06/01	370.89	370.89	06/19	2,195.97	2,195.97
	06/05	73.58	73.58	06/20	3,939.09	2,196.09
	06/07	2,217.65	73.65	06/21	3,939.09	3,939.09
	06/10	2,217.65	2,217.65	06/28	3,924.09	3,924.09

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.

As of 7/1/19, Mastercard(R) will update their Guide to Benefits for debit cards and will no longer offer the Price Protection benefit. A new Mastercard Guide to Benefits will be available on 7/1/19 at suntrust.com/debitcards.