

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 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 7/31/2019
(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)	913	0	0	0	0	913
Investment-Revenue 2018 (6000)	0	213,242	0	0	0	213,242
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	328,635	0	0	328,635
Investment-Amenity 2018 (6006)	0	0	4,485,358	0	0	4,485,358
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	9,048,642	0	9,048,642
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	2,987	1,012,104	4,813,994	9,048,642	16,430,000	31,307,727
Liabilities						
Accounts Payable	10,764	0	0	0	0	10,764
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
Other Current Liabilities	7,000	0	0	0	0	7,000
Revenue Bonds Payable - 2018	0	0	0	0	16,430,000	16,430,000
Total Liabilities	17,764	0	49,481	0	16,430,000	16,497,245
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	9,048,642	0	9,048,642
Other	(14,776)	(721,025)	(4,480,135)	0	0	(5,215,936)
Total Fund Equity & Other Credits	(14,777)	1,012,104	4,764,513	9,048,642	0	14,810,482
Total Liabilities & Fund Equity	2,987	1,012,104	4,813,994	9,048,642	16,430,000	31,307,727

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 7/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts-Off Roll	0	18,367	18,367	0 %
Contributions & Donations From Private Sources				
Developer Contributions	366,475	39,286	(327,189)	(89)%
Total Revenues	<u>366,475</u>	<u>57,653</u>	<u>(308,822)</u>	<u>(84)%</u>
Expenditures				
Financial & Administrative				
District Manager	45,000	37,500	7,500	17 %
District Engineer	20,500	2,606	17,895	87 %
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	10	1,190	99 %
Public Officials Insurance	2,100	1,600	500	24 %
Legal Advertising	2,000	2,669	(669)	(33)%
Bank Fees	250	291	(41)	(17)%
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	6,555	9,945	60 %
Electric Utility Services				
Electric Utility Services	66,500	338	66,162	99 %
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	2,478	37,522	94 %
Landscape Maintenance-Contract	80,000	8,360	71,640	90 %
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>72,429</u>	<u>294,046</u>	<u>80 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(14,776)</u>	<u>(14,776)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(1)	(1)	0 %
Fund Balance, End of Period	<u>0</u>	<u>(14,777)</u>	<u>(14,777)</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018
From 10/1/2018 Through 7/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts-Tax Roll	812,356	0	(812,356)	(100)%
DS Assmts-Off Roll	0	207,856	207,856	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>3,073</u>	<u>3,073</u>	<u>0 %</u>
Total Revenues	<u>812,356</u>	<u>210,929</u>	<u>(601,427)</u>	<u>(74)%</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>(721,025)</u>	<u>(721,025)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	1,733,129	1,733,129	0 %
Fund Balance, End of Period	<u>0</u>	<u>1,012,104</u>	<u>1,012,104</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018

From 10/1/2018 Through 7/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	17,895	17,895	0 %
Total Revenues	0	17,895	17,895	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	4,498,031	(4,498,031)	0 %
Total Expenditures	0	4,498,031	(4,498,031)	0 %
Excess of Revenues Over (Under) Expenditures	0	(4,480,135)	(4,480,135)	0 %
Fund Balance, Beginning of Period	0	9,244,648	9,244,648	0 %
Fund Balance, End of Period	0	4,764,513	4,764,513	0 %

Ventana CDD
Statement of Revenues & Expenditures

900 - General Fixed Assets
 From 10/1/2018 Through 7/31/2019
 (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	9,048,642	9,048,642	0 %
Fund Balance, End of Period	<u>0</u>	<u>9,048,642</u>	<u>4,550,611</u>	<u>0 %</u>

Ventana CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 07/31/19
Reconciliation Date: 7/31/2019
Status: Locked

Bank Balance	912.88
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	912.88
Balance Per Books	<u>912.88</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: 07/31/19
 Reconciliation Date: 7/31/2019
 Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1041	7/5/2019	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1042	7/5/2019	System Generated Check/Voucher	3,750.53	Meritus Districts
1043	7/5/2019	System Generated Check/Voucher	2,310.00	Cornestone Solution Group
1044	7/11/2019	System Generated Check/Voucher	23.00	Grau and Associates
1045	7/11/2019	System Generated Check/Voucher	11,254.46	Meritus Districts
1046	7/11/2019	System Generated Check/Voucher	733.00	Stantec
1046	7/11/2019	System Generated Check/Voucher	(733.00)	Stantec
1047	7/11/2019	System Generated Check/Voucher	(1,690.95)	Straley Robin Vericker
1047	7/11/2019	System Generated Check/Voucher	1,690.95	Straley Robin Vericker
1048	7/11/2019	System Generated Check/Voucher	4,148.38	US Bank
1049	7/18/2019	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1050	7/18/2019	System Generated Check/Voucher	4,300.00	Grau and Associates
1051	7/18/2019	System Generated Check/Voucher	979.50	Straley Robin Vericker
1052	7/18/2019	System Generated Check/Voucher	18.89	Tampa Electric
1053	7/18/2019	System Generated Check/Voucher	3,740.00	Cornestone Solution Group
CD034	7/31/2019	Bank Fees	<u>205.00</u>	
Cleared Checks/Vouchers			<u><u>32,381.76</u></u>	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 07/31/19

Reconciliation Date: 7/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	581007572	6/28/2019	Off Roll - Blk 6 7 Lot 1 2 3 4 11 12 2 3 4 5	5,680.02
	2112	7/3/2019	Developer Funding - 07.03.19	6,897.33
	103497	7/9/2019	Off Roll - Phase 2A 40' Lots - Dean Mead Egerton	0.00
	103505	7/9/2019	Off Roll - Phase 2A 40' Lots - Dean Mead Egerton	9,793.20
	61168	7/24/2019	Advance - 07.24.19	<u>7,000.00</u>
Cleared Deposits				<u><u>29,370.55</u></u>

07/31/2019



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		07/01/2019 - 07/31/2019

Description	Amount	Description	Amount
Beginning Balance	\$3,924.09	Average Balance	\$3,276.61
Deposits/Credits	\$29,370.55	Average Collected Balance	\$2,278.64
Checks	\$32,176.76	Number of Days in Statement Period	31
Withdrawals/Debits	\$205.00		
Ending Balance	\$912.88		

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
	07/05	5,680.02		DEPOSIT	07/18	9,793.20		DEPOSIT
	07/10	6,897.33		DEPOSIT	07/24	7,000.00		DEPOSIT
Deposits/Credits: 4				Total Items Deposited: 4				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1041	826.00	07/11	1045	11,254.46	07/12	1051	979.50	07/24
	1042	3,750.53	07/10	*1048	4,148.38	07/18	1052	18.89	07/24
	1043	2,310.00	07/11	1049	826.00	07/23	1053	3,740.00	07/23
	1044	23.00	07/18	1050	4,300.00	07/24			

Checks: 11
 * Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	07/12	38.00		OVERDRAFT ITEM FEE
	07/16	114.00		RETURNED ITEM FEE
	07/23	38.00		OVERDRAFT ITEM FEE
	07/31	15.00		MAINTENANCE FEE

Withdrawals/Debits: 4

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	07/01	3,924.09	3,924.09	07/16	1,791.55-	1,791.55-
	07/05	9,604.11	3,924.11	07/18	3,830.27	3,830.27
	07/08	9,604.11	9,604.11	07/23	773.73-	773.73-
	07/10	12,750.91	5,853.91	07/24	927.88	6,072.12-
	07/11	9,614.91	9,614.91	07/25	927.88	927.88
	07/12	1,677.55-	1,677.55-	07/31	912.88	912.88

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.