

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING AND PUBLIC HEARING
AUGUST 3, 2017**

VENTANA
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, AUGUST 3, 2017
2:00 P.M.

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

District Board of Supervisors	Chairman	Jeff Hills
	Vice Chairman	Ryan Motko
	Supervisor	Albert Viera
	Supervisor	Andrew Shafii
	Supervisor	Rhonda Nelson
District Manager	Meritus	Brian Lamb
District Attorney	Straley & Robin	John Vericker
District Engineer	Stantec (Interim)	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 seventh section called **Business Matters**. The business matters 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 ninth section is called **Administrative Matters**. The Administrative Matters section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The tenth section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final sections are called **Board Members 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.

August 3, 2017
Board of Supervisors
Ventana Community Development District

Dear Board Members:

The Regular Meeting and Public Hearing of Ventana Community Development District will be held on August 3, 2017 **at 2:00 p.m.** at the Offices of Meritus 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. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**
- 3. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2018 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2018 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Close Public Hearing on Proposed Fiscal Year 2018 Budget
 - E. Consideration of Resolution 2017-04; Adopting Fiscal Year 2018 Budget Tab 01
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2017-05; Assessment Resolution Tab 02
 - B. Consideration of Resolution 2017-06; Setting Fiscal Year 2018 Meeting Schedule..... Tab 03
 - C. General Matters of the District
- 5. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Meeting Minutes March 10, 2017 Tab 04
 - B. Consideration of Board of Supervisors Meeting Minutes May 4, 2017 Tab 05
 - C. Consideration of Operations and Maintenance Expenditures June 2017..... Tab 06
 - D. Review of Financial Statements Month Ending June 30, 2017 Tab 07
- 6. 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.

RESOLUTION 2017-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE VENTANA COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017, AND ENDING SEPTEMBER 30, 2018.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2017, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year (the “Proposed Budget”), along with an explanatory and complete financial plan for each fund of the Ventana Community Development 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 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 August 3, 2017 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.

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 2016/2017 and/or revised projections for fiscal year 2017/2018.
- 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, 2017, and Ending September 30, 2018," as adopted by the Board of Supervisors on August 3, 2017.
- 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 Ventana Community Development District, for the fiscal year beginning October 1, 2017, and ending September 30, 2018, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors 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	\$_____
TOTAL DEBT SERVICE FUNDS	\$_____
TOTAL ALL FUNDS	\$_____*

*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. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 3RD DAY OF AUGUST, 2017.

ATTEST:

**VENTANA COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Assistant Secretary

By: _____
Jeff Hills
Chair of the Board of Supervisors

Exhibit A: 2017/2018 Fiscal Year Budget

2018



VENTANA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2018
PROPOSED ANNUAL OPERATING BUDGET

MAY 4, 2017

VENTANA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2018

PROPOSED ANNUAL OPERATING BUDGET

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MAY 4, 2017

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 2018, which begins on October 1, 2017. 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 2016 Capital Improvement 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

	10/1/2016 - 1/31/2017	PROJECTED EXPENDITURES THROUGH 9/30/2017	FISCAL YEAR 2017 BUDGETED EXPENDITURES	Over/(Under) Budget Through 09/30/17
Revenues				
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES)				
Developer Contributions	0.00	53,769.04	366,475.00	312,705.96
TOTAL REVENUES	\$0.00	\$53,769.04	\$366,475.00	\$312,705.96
EXPENDITURES				
FINANCIAL & ADMINISTRATIVE				
District Manager	3,000.00	45,000.00	45,000.00	0.00
District Engineer	1,000.00	2,908.25	25,000.00	22,091.75
Disclosure Report	0.00	0.00	5,000.00	5,000.00
Trustee Fees	0.00	0.00	9,500.00	9,500.00
Auditing Services	0.00	0.00	6,500.00	6,500.00
Postage, Phone, Faxes, Copies	34.54	51.81	1,200.00	1,148.19
Public Officials Insurance	1,617.21	2,425.82	2,100.00	(325.82)
Legal Advertising	731.29	1,984.38	2,000.00	15.62
Bank Fees	103.10	154.65	250.00	95.35
Dues, Licenses, & Fees	0.00	0.00	175.00	175.00
Office Supplies	0.00	69.84	250.00	180.16
TOTAL FINANCIAL & ADMINISTRATIVE	\$6,486.14	\$52,594.75	\$96,975.00	\$44,380.26
LEGAL COUNSEL				
District Counsel	271.50	1,174.30	16,500.00	15,325.71
TOTAL LEGAL COUNSEL	\$271.50	\$1,174.30	\$16,500.00	\$15,325.71
ELECTRIC UTILITY SERVICES				
Electric Utility Services	0.00	0.00	66,500.00	66,500.00
TOTAL ELECTRIC UTILITY SERVICES	\$0.00	\$0.00	\$66,500.00	\$66,500.00
GARBAGE/SOLID WASTE CONTROL SERVICES				
Garbage Collection	0.00	0.00	2,000.00	2,000.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$0.00	\$0.00	\$2,000.00	\$2,000.00
WATER-SEWER COMBINATION SERVICES				
Water Utility Services	0.00	0.00	17,000.00	17,000.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$0.00	\$0.00	\$17,000.00	\$17,000.00
OTHER PHYSICAL ENVIRONMENT				
Property & Casualty Insurance	0.00	0.00	7,500.00	7,500.00
Waterway Management Program	0.00	0.00	40,000.00	40,000.00
Landscape Maintenance-Contract	0.00	0.00	80,000.00	80,000.00
Landscape Maintenance-Other	0.00	0.00	10,000.00	10,000.00
Plant Replacement Program	0.00	0.00	5,000.00	5,000.00
Irrigation Maintenance	0.00	0.00	5,000.00	5,000.00
Pool Maintenance	0.00	0.00	10,000.00	10,000.00
Club Facility Maintenance	0.00	0.00	10,000.00	10,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$0.00	\$0.00	\$167,500.00	\$167,500.00
TOTAL EXPENDITURES	6,757.64	53,769.04	366,475.00	312,705.96

FISCAL YEAR 2017 BUDGET ANALYSIS

VENTANA

COMMUNITY DEVELOPMENT DISTRICT

	FISCAL YEAR 2017 BUDGETED EXPENDITURES	PROJECTED EXPENDITURES THROUGH 9/30/2017	Over/(Under) Budget Through 09/30/17	Fiscal Year 2018 Proposed Operating Budget	Increase / (Decrease) from FY 2017 to FY 2018
Revenues					
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES)					
Developer Contributions	366,475.00	53,769.04	312,705.96	366,475.00	0.00
TOTAL REVENUES	\$366,475.00	\$53,769.04	\$312,705.96	\$366,475.00	\$0.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	45,000.00	45,000.00	0.00	45,000.00	0.00
District Engineer	25,000.00	2,908.25	22,091.75	25,000.00	0.00
Disclosure Report	5,000.00	0.00	5,000.00	5,000.00	0.00
Trustee Fees	9,500.00	0.00	9,500.00	9,500.00	0.00
Auditing Services	6,500.00	0.00	6,500.00	6,500.00	0.00
Postage, Phone, Faxes, Copies	1,200.00	51.81	1,148.19	1,200.00	0.00
Public Officials Insurance	2,100.00	2,425.82	(325.82)	2,100.00	0.00
Legal Advertising	2,000.00	1,984.38	15.62	2,000.00	0.00
Bank Fees	250.00	154.65	95.35	250.00	0.00
Dues, Licenses, & Fees	175.00	0.00	175.00	175.00	0.00
Office Supplies	250.00	69.84	180.16	250.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$96,975.00	\$52,594.75	\$44,380.26	\$96,975.00	\$0.00
LEGAL COUNSEL					
District Counsel	16,500.00	1,174.30	15,325.71	16,500.00	0.00
TOTAL LEGAL COUNSEL	\$16,500.00	\$1,174.30	\$15,325.71	\$16,500.00	\$0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	66,500.00	0.00	66,500.00	66,500.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	\$66,500.00	\$0.00	\$66,500.00	\$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	53,769.04	312,705.96	366,475.00	0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	0.00	0.00	0.00	0.00	0.00

FISCAL YEAR 2018

PROPOSED ANNUAL OPERATING BUDGET

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 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.

VENTANA

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

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.

VENTANA

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

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.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect 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

REVENUES

CDD Debt Service Assessments	\$	-
TOTAL REVENUES	\$	-

EXPENDITURES

Series 2017 November Bond Principal Payment	\$	-
Series 2017 May Bond Interest Payment	\$	-
Series 2017 November Bond Interest Payment	\$	-
TOTAL EXPENDITURES	\$	-
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2017	\$	-
Principal Payment Applied Toward Series 2017 Bonds	\$	-
Bonds Outstanding - Period Ending 11/1/2018	\$	-

**Assessment totals to be determined upon the issuance of bond debt

VENTANA

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	EBU Value	Unit Count	Debt Service Per Unit ⁽¹⁾	O&M Per Unit	FY 2018 Total Assessment
Single Family 40'	1.00	208	\$1,041.67	\$489.66	\$1,531.32
Single Family 50'	1.25	271	\$1,302.08	\$538.62	\$1,840.71
Single Family 60'	1.50	255	\$1,562.50	\$587.59	\$2,150.09

⁽¹⁾ Estimated Debt Service Assessments subject to change.

FISCAL YEAR 2018
PROPOSED ANNUAL OPERATING BUDGET

RESOLUTION 2017-05

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 (the “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 (the “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 (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for fiscal year 2017/2018 (“Operations and Maintenance 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 Operation and Maintenance 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 County Property Appraiser and County 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 Operation and Maintenance Budget; and

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

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the District (the "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 County 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 County Tax Collector by this Resolution, as the County Property Appraiser updates the property roll for the County, 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 operation 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 operation 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 any undeveloped platted lots and/or any undeveloped lands may 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, 2017; 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, 2017, 25% due no later than February 1, 2018 and 25% due no later than May 1, 2018. 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 2017/2018, 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 County 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. That portion of the District’s Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the County Property Appraiser after the date of this Resolution, and shall amend the Districts 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.

PASSED AND ADOPTED this 3rd day of August, 2017.

ATTEST:

**VENTANA COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Assistant Secretary

By: _____
Chair of the Board of Supervisors

Exhibit “A” – Fiscal Year 2017/2018 Budget
Exhibit “B” – Assessment Lien Roll
Assessment Roll (Uniform Method)

RESOLUTION 2017-06

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 2017/2018, 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 2017/2018, 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 3rd DAY OF AUGUST, 2017.

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY

EXHIBIT A

**VENTANA COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS REGULAR MEETING SCHEDULE**

FISCAL YEAR 2017/2018

May	03, 2018	2:00 p.m.
August	02, 2018	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.

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

March 10, 2017 Minutes of Special Meeting

Minutes of the Special Meeting

The Special Meeting of the Ventana Community Development District was held on **Friday, March 10, 2017 at 2:00 p.m.** at Meritus, 2005 Pan Am Circle Suite 120, Tampa, FL 33607.

1. PLEDGE OF ALLEGIANCE

Brian Lamb led the Pledge of Allegiance.

2. CALL TO ORDER/ROLL CALL

Mr. Lamb called the Special Meeting of the Ventana Community Development District to order on **Friday, March 10, 2017 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	
Rhonda Nelson	Supervisor	<i>appointed early in the meeting</i>
Albert Viera	Supervisor	
Andrew Shafii	Supervisor	<i>via phone conference</i>

Staff Members Present:

Brian Lamb	District Manager, Meritus
Nicole Chamberlain	Meritus
John Vericker	District Counsel

There were no members of the general public in attendance.

3. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

4. BUSINESS ITEMS

Mr. Vericker stated that Supervisor Shafii can vote on motions via phone conference.

The Board discussed appointing someone to fill Seat 5, which is currently vacant.

MOTION TO:	Appoint Rhonda Nelson to fill Seat 5.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Hills
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

Mr. Lamb stated that Supervisor Nelson had already read the Oath of Office. Supervisor Nelson then signed the Oath, and Mr. Lamb, a notary of the state of Florida, notarized it. Mr. Lamb stated that he would make sure that Supervisor Nelson learns about Sunshine laws and Supervisor ethics and responsibilities after the meeting.

A. Consideration of Resolution 2017-01; Appointment of Officers

Mr. Lamb reviewed this Resolution with the Board. Supervisor Hills will be named the Chair, Supervisor Motko the Vice Chair, the remaining Board members the Assistant Secretaries, and keeping the existing Secretary and Treasurer in place.

MOTION TO:	Approve Resolution 2017-01.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

B. Discussion on Amenity Center

C. Discussion and Consideration of District Bids – Phase 1, 2A and 2B

- i. RIPA & Associates**
- ii. Kearney Companies**
- iii. QGS Development**

Supervisor Motko went over the District bids. QGS was the lowest bid.

MOTION TO:	Approve the QGS Development bid.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

5. SUPERVISOR REQUESTS

There were no supervisor requests.

6. AUDIENCE QUESTIONS, COMMENTS, AND DISCUSSION FORUM

There were no audience questions or comments.

7. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Hills
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - 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**

May 4, 2017 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 4, 2017 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 4, 2017 at 2:05 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
Rhonda Nelson	Supervisor
Albert Viera	Supervisor
Andrew Shafii	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Nicole Chamberlain	Meritus
John Vericker	District Counsel

There were a few members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

Mr. Lamb briefly went over the meeting agenda. There were no public comments on agenda items.

3. BUSINESS ITEMS

A. Consideration of Resolution 2017-02; Approving Proposed Fiscal Year 2018 Budget & Setting Public Hearing

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

MOTION TO:	Approve Resolution 2017-02.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

B. Consideration of Resolution 2017-03; Re-Designating Treasurer

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2017-03.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

C. Annual Disclosure of Qualified Electors

Mr. Lamb announced that as of April 15, 2017, Ventana CDD has 0 qualified electors.

D. General Matters of the District

Mr. Lamb said that the Board and management are monitoring the District's process and developing its infrastructure program. At the time when everything is ready to move forward, a special meeting will be called to review that process.

4. CONSENT AGENDA

A. Consideration of the Board of Supervisors Meeting March 10, 2017

B. Consideration of Operations and Maintenance Expenditures May 2017

C. Review of Financial Statements Month Ending March 31, 2017

The Board went over the Consent Agenda.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

5. STAFF REPORTS

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests or audience comments.

7. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 - 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	7927	\$ 1,000.00		Management Services - June
Monthly Contract Sub-Total		\$ 1,000.00		
Variable Contract				
Straley Robin Vericker	14431	\$ 457.50		Professional Services - thru 05/15/17
Variable Contract Sub-Total		\$ 457.50		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 2,457.50		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle
Suite 120
Tampa, FL 33607




Invoice Number: 7927
Invoice Date: Jun 1, 2017
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
	Best Way		6/1/17

Quantity	Item	Description	Unit Price	Amount
	District Management	District Management Services - June 5/300 - 3101 		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:

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 22, 2017
Client: 001470
Matter: 000001
Invoice #: 14431

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2017

SERVICES

Date	Person	Description of Services	Hours	
4/24/2017	JMV	REVIEW EMAIL FROM T. FARLOW; REVIEW LEGAL NOTICE.	0.2	
4/28/2017	JMV	REVIEW EMAILS FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICES.	0.2	
5/3/2017	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	
5/4/2017	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.7	
Total Professional Services			1.5	\$457.50

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	1.5	\$457.50

Approved 5/24/2017 by dpate1

May 22, 2017
Client: 001470
Matter: 000001
Invoice #: 14431

Page: 2

Total Services	\$457.50	
Total Disbursements	\$0.00	
Total Current Charges		\$457.50

PAY THIS AMOUNT	\$457.50
------------------------	-----------------

Please Include Invoice Number on all Correspondence

Straley Robin Vericker
 Attorney At Law
 1510 W. Cleveland Street

Tampa, FL 33606

REMINDER STATEMENT

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

May 22, 2017
 Client: 001470
 Matter: 000001

RE: General

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
13186	April 26, 2016	\$420.00	\$0.00	\$0.00	\$0.00	\$420.00
13337	May 24, 2016	\$425.36	\$69.64	\$0.00	\$0.00	\$495.00
13440	June 21, 2016	\$400.00	\$74.00	\$0.00	\$0.00	\$474.00
13486	July 22, 2016	\$125.00	\$20.09	\$0.00	\$0.00	\$145.09
13585	August 22, 2016	\$271.50	\$0.00	\$0.00	\$0.00	\$271.50
14142	February 22, 2017	\$277.00	\$0.00	\$0.00	\$0.00	\$277.00
14285	March 22, 2017	\$1,031.50	\$0.00	\$0.00	\$0.00	\$1,031.50
14431	May 22, 2017	\$457.50	\$0.00	\$0.00	\$0.00	\$457.50
Total Remaining Balance Due						\$3,571.59

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$457.50	\$0.00	\$1,308.50	\$1,805.59

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2017



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

Meritus Corp
Ventana CDD

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE MONTH ENDED June 30, 2017**

1. Income line 0002 Developer Contributions: Funding receipt outstanding as of June 1, 2017.
2. Accounts payable aging schedule shows \$1,457.50 as current \$1,011.52 1-30 days past due, \$2031.50 31-60 days past due, \$277.00 61-90 days past due and \$24,511.11 over 90 days past due. We need funding to cover past due and current payables.
3. Balance Sheet line other: Shows excess of expenditures over revenues for the year.

Ventana CDD

Balance Sheet

As of 6/30/2017
(In Whole Numbers)

	<u>General Fund</u>	<u>Total</u>
Assets		
Cash--Operating Account (Suntrust)	(16)	(16)
Total Assets	<u>(16)</u>	<u>(16)</u>
Liabilities		
Accounts Payable	29,289	29,289
Accrued Expenses Payable	<u>0</u>	<u>0</u>
Total Liabilities	<u>29,289</u>	<u>29,289</u>
Fund Equity & Other Credits		
Fund Balance-Unreserved	(12,052)	(12,052)
Other	<u>(17,118)</u>	<u>(17,118)</u>
Total Fund Equity & Other Credits	<u>(29,170)</u>	<u>(29,170)</u>
Total Liabilities & Fund Equity	<u>118</u>	<u>118</u>

Ventana CDD

Statement of Revenues & Expenditures

001 - General Fund

From 10/1/2016 Through 6/30/2017

(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	0	(366,475)	(100)%
Total Revenues	366,475	0	(366,475)	(100)%
Expenditures				
Financial & Administrative				
District Manager	45,000	9,000	36,000	80 %
District Engineer	25,000	3,580	21,420	86 %
Disclosure Report	5,000	0	5,000	100 %
Trustee Fees	9,500	0	9,500	100 %
Auditing Services	6,500	0	6,500	100 %
Postage, Phone, Faxes, Copies	1,200	46	1,154	96 %
Public Officials Insurance	2,100	1,482	618	29 %
Legal Advertising	2,000	749	1,251	63 %
Bank Fees	250	203	47	19 %
Dues, Licenses, & Fees	175	0	175	100 %
Office Supplies	250	20	230	92 %
Legal Counsel				
District Counsel	16,500	2,038	14,463	88 %
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	80,000	0	80,000	100 %
Maintenance-Contract				
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	17,118	349,357	95 %
Excess of Revenues Over (Under) Expenditures	0	(17,118)	(17,118)	0 %
Fund Balance, Beginning of Period	0	(12,052)	(12,052)	0 %
Fund Balance, End of Period	0	(29,170)	(29,170)	0 %

Ventana CDD
Reconcile Cash Accounts

Summary

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

Reconciliation ID: 06/30/17

Reconciliation Date: 6/30/2017

Status: Locked

Bank Balance	(16.49)
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	(25.04)
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	(41.53)
Balance Per Books	<u>(16.49)</u>
Unreconciled Difference	<u><u>(25.04)</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: 06/30/17

Reconciliation Date: 6/30/2017

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR004	6/30/2017	June Bank Activity	<u>(25.04)</u>
Cleared Deposits				(25.04)
				<u><u> </u></u>

SUNTRUST BANK
PO BOX 305183
NASHVILLE TN 37230-5183

JUL 06 2017

Page 1 of 2
66/E00/0175/0/42



06/30/2017
0000

Account Statement

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

Questions? Please call
1-800-786-8787

Is it time to make a personal commitment to improve your financial health?
Then it's time to take action.
Join us at OnUp.com to learn how to move from financial stress to confidence.

Account Summary	Account Type	Account Number	Statement Period
	PUB FUNDS ANALYZED CHECKING		06/01/2017 - 06/30/2017

Description	Amount	Description	Amount
Beginning Balance	\$8.55	Average Balance	\$.63
Deposits/Credits	\$.00	Average Collected Balance	\$.63
Checks	\$.00	Number of Days in Statement Period	30
Withdrawals/Debits	\$25.04		
Ending Balance	\$16.49		

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	06/20	25.04		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	06/01	8.55	8.55	06/20	16.49	16.49

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.